

MINUTES OF ANNUAL GENERAL MEETING

The Owners, Strata Plan LMS 869 – Pacific Place Landmark I

950 Cambie Street, Vancouver, BC

Held: Monday, March 2nd, 2009 @ 7:00 p.m.
Location: Meeting Room, 950 Cambie Street, Vancouver, B.C.

INTRODUCTION OF THE MANAGER

Paul Kral, Senior Property Manager of AWM-Alliance Real Estate Group Ltd., welcomed all of the Owners to the meeting and thanked them for their attendance.

Paul Kral will be the Property Manager for Pacific Place Landmark I. Please contact Paul at #604-639-2189, Fax #604-893-1721 and Email: paul@awmalliance.com

CALL TO ORDER

The Annual General Meeting of Strata Corporation LMS 869 was called to order @ 7:30 p.m. by Council President.

ATTENDANCE

A total of 62 Owners were represented, with 42 in person and 20 by proxy.

It was **MOVED, SECONDED** and **CARRIED** to accept the certification of quorum.

PROOF OF NOTICE

The Property Manager reviewed the proof of notice requirements as per the Strata Property Act for the Owners. There were no returns of the advanced meeting notice, as previously sent to Owners by mail.

It was **MOVED, SECONDED** and **CARRIED** to accept the proof of notice as circulated on February 9th, 2009.

APPROVAL OF THE AGENDA

AWM reviewed the agenda for the Owners present.

It was **MOVED, SECONDED** and **CARRIED** to approve agenda as circulated.

CERTIFICATE OF INSURANCE

AWM provided a brief review of the current insurance policy in place for the Owners present. It was noted any alterations to a strata lot including, but not limited to: flooring, window coverings, walls (excluding paint), etc. is considered an alteration or betterment. As a result, these items would require Strata Council approval. Each individual Owner is also responsible to ensure these alterations or betterments are insured under their home owner's insurance policy.

A question was raised in regard to hardwood flooring installed as part of the purchase of sale. As these items were installed by the Developer as part of the sale agreement, these items are considered as original installations.

There was a further question and answer period regarding the coverage of the policy and how the insurance was put to tender and the coverage limits offered.

As there were no further discussions, the Ownership **APPROVED** the insurance certificate.

APPROVAL OF THE ANNUAL BUDGET- 2009/10

It was **MOVED, SECONDED** to approve the budget for the fiscal year 2009/10 with 5.00% increase in operating account, retroactive to January 1st, 2009.

The floor was then open for discussion.

The Treasurer gave a brief review of the long-term maintenance plan. AWM noted the intention of the long-term plan was to prepare for future capital expenditures and avoid any large special assessments to Owners for these costs. AWM advised the long-term plan was simply a projection and that before any of the work would be able to be completed, it would need to be approved by the Ownership at a General Meeting. The long-term plan would be reviewed on an annual basis with the budget to ensure the projection is as accurate as possible.

The new budget requires an increase of approximately 5.00% to the current fees payable as outlined in the detailed budget to pay for future expenditure.

After a further question and answer period regarding some specific accounts, a question was called and the motion was put to a vote, which **CARRIED** unanimously.

The new maintenance fee is due on or before April 1st, 2009. The Owners NOT on auto debit must make payments for the "catch-up" fees (January to March Fee Increase Difference) by cheque by April 1st, 2009. Please also provide AWM with new postdated cheques reflecting new maintenance fee amount as shown on attached schedule.

For Owners who are on the pre-authorized debit plan, catch-up fees and 5.0 % increase in maintenance fees will be automatically withdrawn from your account on April 1st, 2009.

RESOLUTION "A" 3/4 VOTE **BYLAW AMENDMENT – REPLACEMENT OF CURRENT BYLAWS**

Preamble

The Strata Council has been advised by our legal council that bylaws should be updated from time to time. To that end they have provided recommendations in a template of bylaws. Strata Council has worked on revising the bylaws presented at the Special General meeting in November of 2008. The concerns of Owners as to the contents and wording of the bylaws brought forward by Council at that meeting have been taken into account and changes were made accordingly. No changes are made to the bylaws governing the Commercial Section as described in the bylaws.

Whereas the bylaws for the Strata Corporation has been advised by legal council that the bylaws be updated;

Whereas the bylaws as presented at this Annual General Meeting are a modified version of the bylaws presented at the Special General Meeting in November 2008; and

Whereas the Strata Council has worked to modify the bylaws in accordance with the legal advice, to rearrange the bylaws to be more cohesive and modify bylaws to be more suitable for our building

V1-05/05

BE IT RESOLVED by a 3/4 vote of the Owners, that Strata Corporation LMS 869, Pacific Place Landmark I, hereby rescind its current Bylaws, and replace with new Bylaws, as follows: (attached) numbered #1 to #53.1.

It was **MOVED, SECONDED** and the floor was open for discussion.

Following a further question and answer period, a vote was called on the motion to approve the Resolution "A" **CARRIED (in favour 56; against 6; abstain 0).**

RESOLUTION "B" ¾ VOTE FURTHER WINDOW INVESTIGATION AND REPAIR

Preamble

Further investigation and repair of problems with windows is required. The Strata Corporation has undertaken repairs to a number of windows in the past year resulting from a resolution passed at the 2006 AGM. Preliminary investigation indicates that other windows may also require repair. However, before repair work can continue investigations must be undertaken to verify what issues are present in the affected suites. Additionally, some of the opening windows require repair for safety reasons.

Whereas further investigation and repair is required in some suites;

Whereas the Strata Council recommends that this additional work be carried out to bring the window project to completion;

Whereas the estimated cost for the investigation and work is estimated at \$120,000.00;

Whereas the Strata Council recommends that the funds for this work be drawn from the contingency reserve fund;

BE IT RESOLVED by a ¾ vote of the owners, that the Strata Corporation LMS 869, Pacific Place Landmark I, set aside a budget of \$120,000.00 to be taken from the contingency reserve fund to investigate and initiate necessary actions and repairs to preserve the safety of window walls and opening windows.

It was **MOVED, SECONDED** and the floor was open for discussion.

Following a further question and answer period, a vote was called on the motion to approve the Resolution "B". **CARRIED (in favour 56; against 6; abstain 0).**

RENTALS: In accordance with the legislation and the bylaws, all owners renting their strata lots are reminded that it is mandatory to have an updated **"Form K", Notice of Tenants Responsibilities**, given to the Strata Corporation each time a new tenant moves into the strata lot. It is requested at this time that all tenanted strata lots provide an updated "Form K".

AS PER THE BYLAWS, IF AN UPDATED "FORM K" IS NOT FILED WITH AWM A FINE WILL BE ISSUED TO THE STRATA LOT EACH MONTH OF \$50.00. TO OBTAIN A "FORM K" PLEASE SEE WEB SITE: WWW.FIC.GOV.BC.CA

NEW BUSINESS

AWM advised this was the point in the meeting for the Owners to bring forward any concern of which the Owners wished the Strata Council to address during the upcoming fiscal year.

Miscellaneous – the Owners present raised the following items to be reviewed by the Council over the next year:

- *Sewer back-up*
- *Plumbing upgrades*
- *Morrison & Hershfield Report*
- *Window repairs*

Paul Kral, the Property Manager, will follow up on these items and report to the Strata Council.

*****ATTENTION ALL RESIDENTS*****

Cigarettes/Debris from Windows/Balconies – Please be advised there will be zero tolerance regarding cigarettes or debris found being thrown from windows or balconies. Residents found throwing these items, risk the chance of their Strata lot being fined. If anyone witnesses cigarettes or items being thrown from a window or balcony, please note the unit and contact the Property Manager so it may be addressed appropriately.

CONCERNS/COMPLAINTS:

Owners are requested to put their *non-emergency concerns in writing* to AWM-Alliance Real Estate Group Ltd. This will ensure that proper documentation is maintained and that concerns will be addressed at the next Council meeting. Please email, mail or fax correspondence to AWM-Alliance. Please note that all letters must be identified by suite address and must be signed and dated; otherwise, Council will not consider them. All correspondence is confidential.

ELECTION OF THE STRATA COUNCIL

AWM advised the Owners present, under the regulations of the Strata Property Act a minimum of 3 and maximum of 7 members could be elected to the Strata Council. The following Owners were elected for the Strata Council for the coming year.

Tanja Boesche - President
Steve McVittie – Vice President
Riaz Kassam - Treasurer
Peter Derry - Secretary
Raju Bhattarai
Peter Cox
Jeff Daviduk

SECURITY REMINDER: All owners/residents are asked to take these necessary precautions:

- Do not allowing strangers into the building (behind you or through the entry phone)
- Watch the garage gate close after driving in/away from the parking area

You the residents are the best form of security. It is hoped that compliance with the above will make the building safe and secure.

Move In/Out: Please note that **seven days** written notice must be provided **in writing** for all move in/out stating the date, time, and duration of the move, along with a contact phone number to confirm the appointment.

There being no further business, the meeting was adjourned @ 8:35 p.m. the next meeting is the Council meeting, to be announced.

The minutes were taken and respectfully submitted by:

Paul Kral, AWM– Alliance Real Estate Group Ltd.

Emergency/General Inquiries: 604-639-2189

Email: paul@awmalliance.com

Owners are reminded to keep these documents for their future reference in the event that they wish to sell their suite. Please note that any replacement copies must be purchased from AWM-Alliance.

March 23, 2009

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LMS 869 - PACIFIC PL. LANDMARK
Proposed Fee Schedule
Jan 01, 2009 to Dec 31, 2009

| <u>Strata</u> <u>Lot #</u> | <u>Unit Address</u> | <u>Unit</u> <u>Entitlements</u> | <u>Joint Use</u> <u>Strata Fees</u> | <u>Residential</u> <u>Strata Fees</u> | <u>Total Monthly</u> <u>Strata Fees</u> | <u>Catch-up Fees</u> <u>Jan/Feb/March '09</u> |
|-------------------------------|------------------------------------|------------------------------------|--|--|--|--|
| 1 | #125 Nelson Street | 285 | 179.97 | | 179.97 | \$25.71 |
| 2 | #155 Nelson Street | 352 | 222.28 | | 222.28 | \$31.74 |
| 3 | #980 Cambie Street | 506 | 319.53 | | 319.53 | \$45.66 |
| 4 | #970 Cambie Street | 546 | 344.79 | | 344.79 | \$49.26 |
| | Total Commercial Unit Entitlements | 1,689 | | | | |
| 5 | #201 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 6 | #202 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 7 | #203 - 950 Cambie Street | 390 | 246.28 | 28.08 | 274.36 | \$35.19 |
| 8 | #204 - 950 Cambie Street | 497 | 313.84 | 35.79 | 349.63 | \$44.82 |
| 9 | #205 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 10 | #301 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 11 | #302 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 12 | #303 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 13 | #304 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 14 | #305 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 15 | #306 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 16 | #307 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 17 | #401 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 18 | #402 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 19 | #403 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 20 | #404 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 21 | #405 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 22 | #406 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 23 | #407 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 24 | #501 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 25 | #502 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 26 | #503 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 27 | #504 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 28 | #505 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 29 | #506 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 30 | #507 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 31 | #601 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 32 | #602 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 33 | #603 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 34 | #604 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 35 | #605 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 36 | #606 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 37 | #607 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 38 | #701 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 39 | #702 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 40 | #703 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 41 | #704 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 42 | #705 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 43 | #706 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 44 | #707 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 45 | #801 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 46 | #802 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 47 | #803 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 48 | #804 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 49 | #805 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 50 | #806 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 51 | #807 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 52 | #901 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 53 | #902 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 54 | #903 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 55 | #904 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 56 | #905 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 57 | #906 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |

LMS 869 - PACIFIC PL. LANDMARK**Proposed Fee Schedule****Jan 01, 2009 to Dec 31, 2009**

| <u>Strata</u> <u>Lot #</u> | <u>Unit Address</u> | <u>Unit</u> <u>Entitlements</u> | <u>Joint Use</u> <u>Strata Fees</u> | <u>Residential</u> <u>Strata Fees</u> | <u>Total Monthly</u> <u>Strata Fees</u> | <u>Catch-up Fees</u> <u>Jan/Feb/March '09</u> |
|-------------------------------|---------------------------|------------------------------------|--|--|--|--|
| 58 | #907 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 59 | #1001 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 60 | #1002 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 61 | #1003 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 62 | #1004 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 63 | #1005 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 64 | #1006 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 65 | #1007 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 66 | #1101 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 67 | #1102 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 68 | #1103 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 69 | #1104 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 70 | #1105 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 71 | #1106 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 72 | #1107 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 73 | #1201 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 74 | #1202 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 75 | #1203 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 76 | #1204 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 77 | #1205 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 78 | #1206 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 79 | #1207 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 80 | #1301 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 81 | #1302 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 82 | #1303 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 83 | #1304 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 84 | #1305 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 85 | #1306 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 86 | #1307 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 87 | #1401 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 88 | #1402 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 89 | #1403 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 90 | #1404 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 91 | #1405 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 92 | #1406 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 93 | #1407 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 94 | #1501 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 95 | #1502 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 96 | #1503 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 97 | #1504 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 98 | #1505 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 99 | #1506 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 100 | #1507 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 101 | #1601 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 102 | #1602 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 103 | #1603 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 104 | #1604 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 105 | #1605 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 106 | #1606 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 107 | #1607 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 108 | #1701 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 109 | #1702 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 110 | #1703 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 111 | #1704 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 112 | #1705 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 113 | #1706 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 114 | #1707 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 115 | #1801 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 116 | #1802 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 117 | #1803 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 118 | #1804 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 119 | #1805 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |

LMS 869 - PACIFIC PL. LANDMARK**Proposed Fee Schedule****Jan 01, 2009 to Dec 31, 2009**

| <u>Strata Lot #</u> | <u>Unit Address</u> | <u>Unit Entitlements</u> | <u>Joint Use Strata Fees</u> | <u>Residential Strata Fees</u> | <u>Total Monthly Strata Fees</u> | <u>Catch-up Fees Jan/Feb/March '09</u> |
|-------------------------|---------------------------|------------------------------|----------------------------------|------------------------------------|--------------------------------------|--|
| 120 | #1806 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 121 | #1807 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 122 | #1901 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 123 | #1902 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 124 | #1903 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 125 | #1904 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 126 | #1905 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 127 | #1906 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 128 | #1907 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 129 | #2001 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 130 | #2002 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 131 | #2003 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 132 | #2004 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 133 | #2005 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 134 | #2006 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 135 | #2007 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 136 | #2101 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 137 | #2102 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 138 | #2103 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 139 | #2104 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 140 | #2105 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 141 | #2106 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 142 | #2107 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 143 | #2201 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 144 | #2202 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 145 | #2203 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 146 | #2204 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 147 | #2205 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 148 | #2206 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 149 | #2207 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 150 | #2301 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 151 | #2302 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 152 | #2303 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 153 | #2304 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 154 | #2305 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 155 | #2306 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 156 | #2307 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 157 | #2401 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 158 | #2402 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 159 | #2403 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 160 | #2404 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 161 | #2405 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 162 | #2406 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 163 | #2407 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 164 | #2501 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 165 | #2502 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 166 | #2503 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 167 | #2504 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 168 | #2505 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 169 | #2506 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 170 | #2507 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 171 | #2601 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 172 | #2602 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 173 | #2603 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 174 | #2604 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |
| 175 | #2605 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 176 | #2606 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 177 | #2607 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 178 | #2701 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 179 | #2702 - 950 Cambie Street | 531 | 335.32 | 38.24 | 373.56 | \$47.91 |
| 180 | #2703 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 181 | #2704 - 950 Cambie Street | 533 | 336.58 | 38.38 | 374.96 | \$48.09 |

LMS 869 - PACIFIC PL. LANDMARK**Proposed Fee Schedule****Jan 01, 2009 to Dec 31, 2009**

| <u>Strata Lot #</u> | <u>Unit Address</u> | <u>Unit Entitlements</u> | <u>Joint Use Strata Fees</u> | <u>Residential Strata Fees</u> | <u>Total Monthly Strata Fees</u> | <u>Catch-up Fees Jan/Feb/March '09</u> |
|-------------------------|-------------------------------------|------------------------------|----------------------------------|------------------------------------|--------------------------------------|--|
| 182 | #2705 - 950 Cambie Street | 418 | 263.96 | 30.10 | 294.06 | \$37.71 |
| 183 | #2706 - 950 Cambie Street | 522 | 329.63 | 37.59 | 367.22 | \$47.07 |
| 184 | #2707 - 950 Cambie Street | 549 | 346.68 | 39.53 | 386.21 | \$49.53 |
| 185 | PH1 - 950 Cambie Street | 858 | 541.81 | 61.79 | 603.60 | \$77.40 |
| 186 | PH2 - 950 Cambie Street | 858 | 541.81 | 61.79 | 603.60 | \$77.40 |
| 187 | PH3 - 950 Cambie Street | 752 | 474.87 | 54.15 | 529.02 | \$67.83 |
| 188 | PH4 - 950 Cambie Street | 864 | 545.60 | 62.22 | 607.82 | \$77.94 |
| 189 | PH5 - 950 Cambie Street | 864 | 545.60 | 62.22 | 607.82 | \$77.94 |
| 190 | PH6 - 950 Cambie Street | 752 | 474.87 | 54.15 | 529.02 | \$67.83 |
| | Total Residential Unit Entitlements | <u>98,331</u> | | | | |
| Total = | | <u>100,020</u> | <u>-</u> | <u>-</u> | <u>-</u> | |

Total Yearly Fee (X 12 months) =**- - -****Note:**

This fees schedule includes 10% CRF contribution from joint operating fund for each strata lot.