

**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 869
PACIFIC PLACE LANDMARK 1**

Held on Monday, April 14, 2008
Within the Meeting Room
950 Cambie Street
Vancouver, BC

The meeting was called to order at 7:30 pm by Jim Malick, Council President.

Crosby Property Management Ltd. was represented by Bruce Adanac, Senior Property Manager and Elena Awchoula, Property Manager. Mr. Adanac advised owners that their regular Property Manager was unable to attend this meeting as he was away due to illness.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 27 eligible voters in attendance and 12 represented by proxy for a total of 39. The quorum requirements had been achieved, and the meeting proceeded. This is in accordance with the Strata Corporation's bylaw 33.2 which reads:

Annual and Special General Meetings

33. Quorum

33.2 If within a half-hour from the time appointed for an annual or special general meeting a quorum is not present, the eligible voters present in person or by proxy constitute a quorum.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was moved/seconded that the notice of Annual General Meeting dated March 20, 2008 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

The Senior Property Manager advised that the general meeting minutes for the last Annual General Meeting held on February 28, 2007 had previously been circulated via mail. The minutes were not included as part of the agenda package as they would have been distributed within the week immediately following that last Annual General Meeting.

It was then moved/seconded to approve the Minutes of the Annual General Meeting held February 28, 2007 as circulated. CARRIED.

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PRESIDENT'S REPORT

The Strata Council President, Jim Malick, then presented a detailed verbal report to those in attendance. In addition, his report had been submitted in hardcopy form to all those in attendance at point of registration for the meeting.

The President's Report is as follows:

Your Strata Council has had many challenges and some positive outcomes in this past year. The challenges have included: the replacement of the Resident Manager, as Gabriel and Dorin Cristache gave notice that they were vacate their position in June; building maintenance matters related to plumbing and windows in certain suites; the usual set of complaints and problems that must be dealt with during the course of the year. The more positive items have been the completion of the elevator lobby renovations; security has improved; elevator dependability has improved; and a legal suit is complete.

We were unable to find a resident caretaker for the building. So we opted to hire a cleaning service who could also manage the day to day matters for the building. We have hired Rich State Services and the person managing our building is Joe Romero.

Throughout the year, Council has authorized a number of engineering examinations of our building. We continued to complete our understanding of the units having window leaks as opposed to condensation on the inside of the windows and frames. We currently believe that there are only four suites with leaks around the window frames, all other problems are related to condensation in the suites that could be improved by more use of the humidistats and occasional opening of windows. Unfortunately, the window repairs have not been completed but are scheduled to begin later this spring. We passed a resolution last year to perform some corrective action with the sanitary drains last. After some additional investigation it was found that the problem is more wide-spread and difficult than earlier understood. As a result we were not able to complete any of the repair work last year but expect to carry the work out in phases over several years. The resolution brought before the owners at the AGM will be to complete the first phase of this work in 2008.

The renovations of the elevator lobbies was successfully completed after the last AGM.

Council views all of the resolutions as critical items to ongoing maintenance, security and liability reduction for the building and owners.

Council has met with our elevator maintenance company and again discussed their service and communication in the past year. We have seen limited improvement but we have had fewer problems with the elevators.

Early in the year and in past years many residents have experienced problems with break-ins in vehicles parked in the garage. However, the reduction in the open time of both the inner and outer gate open times have been reduced. We also instituted a security guard service that has helped reduce the incidence of break-ins. We still have a problem with residents not waiting, during entry or when exiting, for the gates to close to prevent intruders from entering. People also continue to try to "tailgate" through the gates. Please do not allow tailgating and please wait for the gates to close before proceeding.

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The Strata Corporation (including Crosby and 930) experienced a nuisance lawsuit from two owners of a unit in 930 concerning the cost to their strata (930) for maintenance of the recreation facilities located in our building. This suit has now come to a close and the judge ruled against the owners bringing the suit.

We have struggled to get the new fire safety system installed. We found that we required a space with ventilation for part of the system. Then we were told that parts of the wiring in the building was not as it should be and that had to be repaired. The system is near complete at this point. However, the system has been functional throughout this period.

Council has been trying to provide building access for emergency purposes. We have been unable to install recommended lock boxes because of a security breach at the single manufacturer of the locking mechanisms. As a result we are on hold until such time as the police and fire officials indicate that we can proceed with the installation of secure lock boxes to allow such access.

Several years ago Council enlisted the assistance of Morrison Hershfield to ensure that we understand the lifecycle maintenance requirements of the building. In this evaluation it became apparent that continued building of reserves is necessary for large expenditures facing the Strata Corporation several years from now. As a result of this Council is recommending an increase in fees of 10% for 2008 to allow for continued growth of these funds to cover these necessary expenditures. Fiduciary responsibility of the Council to build the Reserve Fund to the level required to satisfy the requirements of the maintenance of the building.

Council has prepared a budget for 2008 similar to the budget for 2007.

Council is currently planning on a Special General Meeting to be held later this year. For consideration at that meeting will be work to repair and remove hazards from the change rooms near the pools and to make changes to the existing bylaws. Our lawyer has indicated that the bylaws need updating and improvement. Much of this work is complete but some additional work is necessary before these are ready to bring forward. I anticipate that this meeting will take place in September or October of 2008.

Communication: Crosby for emergencies, bylaw infractions, complaints; tenants must go through owner (unless have owners authority to represent them); all other matters Resident Managers.

I appreciate the tremendous effort, support and diligence of Council members throughout the year as well as the Committee looking after cleaning and maintenance. At least 5 members of Council have indicated their willingness to remain on Council for 2008, but that means we are seeking up to 2 new members one of which needs to take on the role of Treasurer. I ask that owners please consider serving on Council this coming year.

I look forward to seeing you all at the AGM on April 14, 2008 in the meeting room.

REPORT ON INSURANCE COVERAGE

The Senior Property Manager advised that included within the general meeting notice was a report on insurance coverage for the Strata Corporation confirming that the Strata Corporation's coverage was put in

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place December 31, 2007 and remains in force until December 31, 2008. The insurance coverage is provided by BFL Canada Insurance Services.

It was then moved/seconded that the report on insurance coverage had been received. CARRIED.

APPROVAL OF PROPOSED OPERATING BUDGET

It was moved/seconded to approve the proposed operating budget(s) as circulated for the fiscal year January 1, 2008 to December 31, 2008.

Discussion:

- The Strata Council President advised that there were delays with the scheduling of this Annual General Meeting due to scheduling issues with Strata Council members and completing evaluation of the budget. The budget that has been presented has been vetted by Strata Council. Strata Council are recommending acceptance of this budget.
- An owner then queried the increase in funds to be expended for caretaker wages and benefits during this fiscal year noting that the increase is substantial over that paid to the same expense category for the prior fiscal year. Members of Council did respond by noting that the change in caretaker to an administrative style position which has been contracted out to a private company along with the increase in staffing justifies the increase as well the service that is being provided to the Strata Corporation provides for 24 hour service.
- Some owners expressed dissatisfaction with the quality of service being provided by the current caretaker and staff, noting that the services do not justify the funds that are being expended. Members of Council responded by noting that with the salary levels previously being offered, there was difficulty in attracting new individuals to this position, thus justifying the need to increase funds accordingly.
- Various other owners expressed dissatisfaction with services being provided in caretaker role. The Senior Property Manager did recommend that those comments be taken under advisement and would be reviewed by the new Strata Council at their next meeting. This was acceptable to owners.
- An owner queried why an increase had been budgeted for grounds maintenance. Strata Council responded by noting the quotation had been received from ParaSpace Landscaping to address various items which had not been previously dealt with by the prior caretakers. In an effort to bring the strata grounds up to an acceptable level, extra funds would be required. An example cited, being the need to re-soil the grounds areas. Re-soiling should be done on an annual basis, (this had either not been done at all or at least over the last four years).

After further review, it was agreed that the proposed operating budget was acceptable.

Therefore, following the discussion the Chairperson called for the vote, the result being 34 IN FAVOUR, 0 OPPOSED, 1 ABSTAINED. CARRIED.

PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN LMS 869. ANY CHANGE IN STRATA FEES IS EFFECTIVE FROM January 1, 2008.

IF THERE IS ANY CHANGE IN STRATA FEES, ANY OWNER ON P.A.P. WILL

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AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED. PLEASE NOTE, THIS MAY BE RETROACTIVE BASED ON THE FISCAL YEAR END.

OWNERS THAT PAY THEIR STRATA FEES THROUGH AUTOMATIC E-BANKING MUST RE-SUBMIT THE NEW STRATA FEE AMOUNT FOR FUTURE MONTHS AS WELL AS ANY RETROACTIVE PAYMENT IF NECESSARY.

If you have any questions regarding your account, please contact Beth Buttice in our accounting department at 604-648-6995.

**CONSIDERATION OF RESOLUTION "A" 3/4 VOTE
SANITARY DRAINAGE – JOINT BUDGET (COMMERCIAL & RESIDENTIAL)**

Preamble

At the last Annual General Meeting a resolution was passed by the owners to spend \$140,000.00 on the Sanitary Drainage. This money as per the resolution was taken from the Contingency Reserve Fund. Since the February 2007 a subsequent report was received by council from Quadra Pacific Consultants, the engineering firm hired for this project. The report, received in December of 2007 reviewed the work to be done and was in response to a questionnaire which indicated concerns on the upper floors of the complex that are not considered normal.

Quadra also performed a video and site investigation that showed 2-sample drain stacks that relief vents required on every 5th floor were not installed. Quadra reviewed this with the City of Vancouver Plumbing Plan Checker who was not able to provide an explanation as to why there were not installed.

The report resulted in a new budget submitted by Quadra in the amount of \$249,000.00. The contract documents will call for the re-instatement, painting of walls and ceilings to their original condition. This does not apply to faux finishes, imported tile, wallpaper, etc.

Council as a result of this report and the increase in the cost of this project is recommending to the owners to use \$130,000.00 from the surplus of the operating budget to meet the increase of costs to this budget. The \$130,000.00 represents the \$119,000.00 increase to the project budget plus an additional \$21,000.00 for any unforeseen costs incurred by this project.

The council is making this recommendation so no additional special levy is required.

It was moved/seconded to approve Resolution "A" as follows:

RESOLUTION "A" 3/4 VOTE

WHEREAS, the Strata Corporation LMS 869 is in receipt of an engineering report from Quadra Pacific Consultants advising on the status of the building's sanitary drainage and, according to the findings of the engineer is recommended that the Strata Corporation proceed as soon as possible with specific repairs to the sanitary drainage in an attempt to address this deficiency.

The repair cost is considered a shared expenditure between the Commercial and Residential Sections.

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WHEREAS, the Owners, Strata Plan LMS 869, are in agreement that the Strata Council may arrange for further investigation and repair as per the report received from Quadra Pacific Consultants, dated December 2007.

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners, Strata Plan LMS 869, in attendance in person and by proxy that the Strata Council be authorized to expend a sum of money not exceeding \$130,000.00 (One Hundred and Thirty Thousand Dollars) from the \$211,360.00 (Two Hundred Eleven Thousand, Three Hundred Sixty Dollars) surplus from the 2007 fiscal year end to be used for the purpose of repairing the sanitary drainage system of the building as per the recommendations presented in the Quadra Pacific Consultants report dated December 2007.

AND BE IT FURTHER RESOLVED THAT In the event that the actual cost of the proposed project is less than \$130,000.00 (One Hundred Thirty Thousand Dollars), the excess will be allocated to the Contingency Reserve Fund.

Discussion

- An owner queried if the costs cited were fixed/firm costs. Members of Council responded by noting that this was not a firm cost, this was an estimate based on an owner received from a qualified and reputable engineering firm.
- Members of Council commented that the intent of this resolution by way of expending these funds is to address existing problems which occur in the drainage stacks.
- An owner queried if any recourse can be taken against those previously involved in construction to recover funds. Council advised that they have not pursued recourse at this stage. Opting to address problems at hand first.
- An owner queried when the date for commencement of work shall be. Council responded by noting that no date has as yet been confirmed.

Following the discussion, the Chairperson called for the vote, the result being 32 IN FAVOUR, 3 OPPOSED, 7 ABSTAINED. CARRIED.

**CONSIDERATION OF RESOLUTION "B" 3/4 VOTE
RESERVE - WINDOW REPLACEMENT – JOINT BUDGET (COMMERCIAL &
RESIDENTIAL)**

Preamble:

At the April 2006 Annual General Meeting a resolution for building redecoration was passed in the amount of \$325,000.00 (Three Hundred, Twenty Five Thousand Dollars). A deficit of \$20,870.05 (Twenty Thousand, Eight Hundred Seventy Dollars and Five Cents) resulted from the project. The Strata Corporation is to recover this deficit from the surplus of fiscal year 2007.

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Discussion:

As previously referenced to all owners in the minutes of the March 26, 2008, Strata Council meeting minutes, the Strata Council does not wish to move forward on voting of Resolution B 3/4 Vote Repayment of Deficit of \$20,875.05 re-decorating project.

The section of the March 26 minutes read as follows:

The decision to not move forward with this Resolution B was as follows:

"One concern was the inclusion of Resolution B, requesting the amount of the overage in the decorating levy to be covered. It was pointed out to the Property Manager that this amount was incorrect, there is no deficit and funds were previously identified for this project. After research, it was found the deficit shown in the accounting records is in fact an accounting coding error. This error has been corrected by Crosby and in fact the project was \$11,000.00 under budget. It was determined that Resolution B is void and would not be voted on at the AGM."

**CONSIDERATION OF RESOLUTION "C" 3/4 VOTE
RESERVE - WINDOW REPLACEMENT – JOINT BUDGET (COMMERCIAL &
RESIDENTIAL)**

Preamble:

In August of 2003 a reports from RDH Building Engineering Limited was received by the council of the day. This report covers the on-going maintenance of the building as well as recommendations for renewals and replacements. Most, if not all aspects of the building and materials of the building are reviewed in this report. The report recommends a replacement of all of the windows in the window curtain at 20 years.

It is the Strata Council's concern for this that brings this resolution forward. To offset a large special levy on the ownership at that future time, council is proposing to set aside monies each year for this project. In this the first year of this proposal council is recommending to the owners to set aside \$93,713.00 from last years budget surplus in a reserve account for this purpose.

Future council's will make the appropriate financial recommendations based on the budget and circumstances of the day.

It was then moved and seconded to approve Resolution C as follows:

RESOLUTION "C" 3/4 VOTE

WHEREAS, the Strata Corporation LMS 869 is in receipt of an engineering report from RDH Building Engineering Limited dated August 2003, advising on the status of the building's window wall system and, according to the findings of the engineer, it is recommended that the Strata Corporation proceed in the future with replacement of the windows in the window wall system of units. The repair cost is considered a shared expenditure between the Commercial and Residential Sections.

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WHEREAS, the Owners, Strata Plan LMS 869, are in agreement that the strata council may arrange for further investigation and repair as per the report received from the engineering company,

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of the Owners, Strata Plan LMS 869, in attendance in person and by proxy that \$93,713.00 (Ninety Three Thousand, Seven Hundred and Thirteen Dollars) of the 2007 of fiscal year be allocated to a Window Replacement Reserve, for the purpose of replacing the window wall system of the building as identified in the RDH Building Engineer Limited, August 2003, and any further reports which may be deemed necessary.

Discussion

- An owner asked for clarification on the phrase “window walls system.” Representatives of Strata Council responded that this refers to glass walls of the building. An owner asked for clarification on the issue of condensation. Representatives of Strata Council responded that the condensation is attributable to the window frames primarily but also to the windowa.
- Representatives of Strata Council advised that windows at five units have been identified as needing immediate replacement of seals and anchors.
- Representatives of Strata Council advised that this resolution allows for the allocation of these funds for this expenditure to be put in a reserve account for future spending on this issue.

Following the discussion, the Chairperson called for the vote, the result being 32 IN FAVOUR, 3 OPPOSED, 4 ABSTAINED.

GENERAL DISCUSSION

- An owner made a suggestion that consideration be given to the implementation of a new video surveillance system which makes use of display advertising monitors in elevators, noting that this is in place at other stratas and it is generally provided to Strata Corporations at no cost with benefits to be derived by the Strata Corporation. Representatives of Council were receptive and this was taken under advisement.
- An owner queried financial matters pertaining to rate of returns on funds in strata accounts. Strata responded that the funds are secure and offer no risk. Also it was advised by the Senior Property Manager that special banking arrangements are in place with Vancity for all clients of Crosby Property Management Ltd. whereby a higher rate of return on those funds in operating and contingency reserve funds is generally available.
- An owner queried how to get the inside latch on their window replaced. Representatives of Strata responded to contact the caretaker firm who have these in stock and can sell to owners.
- An owner offered supportive comments of services being provided by the current Property Manager, James Sullivan. The owner further commented of concerns she had with the services being provided by the onsite staff referencing the need for more supervision and general direction to be provided to these staff members.
- An owner commented that communications between the building caretaker staff and residents needs to improve.
- An owner queried the complaint process for dealing with Strata bylaws and infractions. The Senior

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Property Manager did advise that it is best to document all concerns in writing and forward to the Property Manager for follow up.

- An owner queried when the lobby floors would be resurfaced. Members of Strata Council responded that the original date for servicing in early April was delayed; however, as at date of the meeting the works had now been completed.
- An owner expressed concerns about the swimming pool and hot tub not being accessible. Representatives of Strata Council responded that the hot tub had been out of service due to a pump failure and a faulty switch that are looked after by Honeywell. The problem did recur with the pump again breaking. The problems have now been resolved. The representative of Council further advised that the temperature on the hot tub has been fixed at a set level. This may help address the problems that had previously been experienced. Council also advised that the caretaker as well as Bright Pools maintain the hot tub on a regular basis.
- An owner queried sanitary and cleanliness practices of residents noting that many residents failed to shower and wash their hands prior to entering the pool and hot tub. Representatives of Council responded that they have been advised from the pool maintenance company that cleanliness levels in the waters in the pools will improve if residents do take the time to shower before entering the pools.
- An owner referenced problems with elevator servicing noting that they have experienced some malfunctions lately. Representatives of Council responded that there have been some noted improvements as of late. The Strata Council continues to monitor the situation. Otis Elevator have the maintenance contract for ongoing servicing. It has been explored, by Council, to possibly make changes in the elevator servicing company. However, it has been agreed that it is best to maintain Otis as they have installed proprietary software and hardware in the elevators and the cost of changeover to another company is quite large therefore, they are the most logical choice for ongoing maintenance and servicing.
- An owner queried when the fire panel will be replaced. This is ongoing and will be dealt with shortly.
- An owner queried recently documented Olympic banner proposal for the side of the building. Representatives of Council commented that the firm who presented this concept have disappeared and Council is not actively pursuing this at this time.
- An owner queried repairs to the front entry glass door which is chipped. The Senior Property Manager suggested to those on Council that an insurance claim be filed to address this due to the low deductible for replacement of glass.
- An owner suggested that the Strata Council meeting minutes be more detailed. In particular, a recommendation was made that the resident manager's report has more detail within. These comments were taken under advisement.
- There was commendation from an owner for security work being done.
- An owner queried the timing of the garage gates. Members of Council responded that the gates at both the 950 building and 930 Cambie Street building have been sped up to improve security.
- An owner queried why the courtyard lights have been off from midnight to 6:00 am citing security as a reason for keeping these courtyard lights on. Members of Council took note and will be following up on this matter.
- An owner queried follow up on window caulking and addressing some ongoing deficiencies. Council has advised that all owners experiencing any problems with their windows should document them in writing and forward them to the Property Manager.

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- An owner queried when the fountain will be cleaned. Members of Council have this as an action/to do item.

ELECTION OF COUNCIL

Pursuant to Strata Corporation Bylaws, Council member terms do come to a close at the Annual General Meeting. The past Council is eligible to stand for another term if they wish to do so.

Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

Jim Malick
Susan Lerch
Nicola Cadwell
Jeffrey Daviduk
Tanja Boesche
Jason Lee
Riaz Kassam
Tanja Radovic

As there were eight names nominated for Council and only seven positions available, an election was then held.

After the ballots were counted, the following were declared elected to Council.

Jim Malick
Susan Larch
Nicola Cadwell
Jeffrey Daviduk
Tanja Boesche
Riaz Kassam
Tanja Radovic

The new Council were then congratulated. Mr Jason Lee was also thanked for allowing his name to stand for election to Council.

MOTION TO DESTROY BALLOTS

A motion was then put forward that all resolution and election for Council ballots be destroyed. This was moved and seconded, with the Chairperson calling for the vote 35 IN FAVOUR, 0 OPPOSED, 4 ABSTAINED. CARRIED.

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There being no further business, the meeting was adjourned at 9:30 pm.



Bruce Adanac
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office #(604) 683-8900
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

Following the adjournment of the meeting the newly elected Council briefly met and declared the following Strata Council positions.

Jim Malick	President
Tanja Boesche	Vice-President
Riaz Kassam	Treasurer
Susan Larch	Member at Large
Nicola Cadwell	Member at Large
Jeffrey Daviduk	Member at Large
Tanja Radovic	Member at Large

Members of Council further noted that the next scheduled Strata Council meeting will be held on Monday, April 28, 2008 at 6:30 pm within the meeting room at 950 Cambie Street.

LMS 869 - PACIFIC PL. LANDMARK
JOINT USE
Approved Budget
Jan 01, 2008 to Dec 31, 2008

INCOME

FEES

Operating Fund Contribution	656,213
Contingency Fund Contribution	65,621
TOTAL FEES	<u>721,834</u>

Bylaw/Late Pymt Fine	1,000
Comm.Rm-Contrib. fm LMS1588	15,600
Interest Income	1,000
Miscellaneous Income	6,000
Move In/Out Fee Revenue	3,000
TOTAL INCOME	<u>748,434</u>

EXPENSES

OPERATING EXPENSES

Audit	315
Bank Charges/Interest	120
Caretaker Wages & Benefits	98,000
Electricity	42,000
Garbage Removal	30,000
Gas	89,500
Grounds-Maintenance	20,000
Insurance	60,000
Legal Fees	7,000
Management Fees	43,655
Miscellaneous	10,000
Repair & Maintenance	155,000
Security Services	40,000
Water/Sewer	46,000
Window Cleaning	8,000
TOTAL OPERATING EXPENSES	<u>649,590</u>

Reserve-Contingency Fund	65,621
Funds Trf to Mtce Reserve - Window Replacement	93,713
Funds Trf to Other Reserves - Sanitary Drainage	130,000
TOTAL EXPENSES	<u>938,924</u>

CURRENT YEAR SURPLUS/(DEFICIT)	<u>(190,490)</u>
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Operating Surplus (Deficit) B/F	211,360
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ENDING OP SURPLUS/(DEFICIT)	<u><u>20,870</u></u>
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**LMS 869 - PACIFIC PL. LANDMARK
RESIDENTIAL
Approved Budget
Jan 01, 2008 to Dec 31, 2008**

INCOME

FEES

Res-Operating Fund Contribution	84,971
TOTAL FEES	<u>84,971</u>
TOTAL INCOME	<u>84,971</u>

EXPENSES

OPERATING EXPENSES

Res-Elevator Maintenance	40,000
Res-Recreation Facilities	18,000
Res-Repair & Maintenance	25,000
TOTAL OPERATING EXPENSES	<u>83,000</u>

Res-Reserve-Maintenance	1,971
TOTAL EXPENSES	<u>84,971</u>

CURRENT YEAR SURPLUS/(DEFICIT)	<u>0</u>
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Res-Operating Surplus (Deficit) B/F	7,985
ENDING OP SURPLUS/(DEFICIT)	<u><u>7,985</u></u>

Apr 21, 08

LMS 869 - PACIFIC PLACE LANDMARK
APPROVED STRATA FEES SCHEDULE
January 1, 2008 - December 31, 2008

<u>Strata Lot Number</u>	<u>Unit Numbers</u>	<u>Unit Entitlement</u>	<u>Joint Use Strata Fees</u>	<u>Residential Strata Fees</u>	<u>Total Monthly Strata Fees</u>
<u>Commercial</u>					
1	101	285	\$171.40		\$171.40
2	102	352	211.70		211.70
3	103	506	304.31		304.31
4	104	546	328.37		328.37
Total Commercial		<u>1,689</u>			
<u>Residential</u>					
5	201	531	319.35	38.24	357.59
6	202	531	319.35	38.24	357.59
7	203	390	234.55	28.08	262.63
8	204	497	298.90	35.79	334.69
9	205	549	330.17	39.53	369.70
10	301	531	319.35	38.24	357.59
11	302	531	319.35	38.24	357.59
12	303	549	330.17	39.53	369.70
13	304	533	320.55	38.38	358.93
14	305	418	251.39	30.10	281.49
15	306	522	313.94	37.59	351.53
16	307	549	330.17	39.53	369.70
17	401	531	319.35	38.24	357.59
18	402	531	319.35	38.24	357.59
19	403	549	330.17	39.53	369.70
20	404	533	320.55	38.38	358.93
21	405	418	251.39	30.10	281.49
22	406	522	313.94	37.59	351.53
23	407	549	330.17	39.53	369.70
24	501	531	319.35	38.24	357.59
25	502	531	319.35	38.24	357.59
26	503	549	330.17	39.53	369.70
27	504	533	320.55	38.38	358.93
28	505	418	251.39	30.10	281.49
29	506	522	313.94	37.59	351.53
30	507	549	330.17	39.53	369.70
31	601	531	319.35	38.24	357.59

Apr 21, 08

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APPROVED STRATA FEES SCHEDULE
January 1, 2008 - December 31, 2008

<u>Strata Lot Number</u>	<u>Unit Numbers</u>	<u>Unit Entitlement</u>	<u>Joint Use Strata Fees</u>	<u>Residential Strata Fees</u>	<u>Total Monthly Strata Fees</u>
32	602	531	319.35	38.24	357.59
33	603	549	330.17	39.53	369.70
34	604	533	320.55	38.38	358.93
35	605	418	251.39	30.10	281.49
36	606	522	313.94	37.59	351.53
37	607	549	330.17	39.53	369.70
38	701	533	320.55	38.38	358.93
39	702	533	320.55	38.38	358.93
40	703	549	330.17	39.53	369.70
41	704	533	320.55	38.38	358.93
42	705	418	251.39	30.10	281.49
43	706	522	313.94	37.59	351.53
44	707	549	330.17	39.53	369.70
45	801	533	320.55	38.38	358.93
46	802	533	320.55	38.38	358.93
47	803	549	330.17	39.53	369.70
48	804	533	320.55	38.38	358.93
49	805	418	251.39	30.10	281.49
50	806	522	313.94	37.59	351.53
51	807	549	330.17	39.53	369.70
52	901	533	320.55	38.38	358.93
53	902	533	320.55	38.38	358.93
54	903	549	330.17	39.53	369.70
55	904	533	320.55	38.38	358.93
56	905	418	251.39	30.10	281.49
57	906	522	313.94	37.59	351.53
58	907	549	330.17	39.53	369.70
59	1001	533	320.55	38.38	358.93
60	1002	533	320.55	38.38	358.93
61	1003	549	330.17	39.53	369.70
62	1004	533	320.55	38.38	358.93
63	1005	418	251.39	30.10	281.49
64	1006	522	313.94	37.59	351.53
65	1007	549	330.17	39.53	369.70
66	1101	533	320.55	38.38	358.93
67	1102	533	320.55	38.38	358.93
68	1103	549	330.17	39.53	369.70
69	1104	533	320.55	38.38	358.93

LMS 869 - PACIFIC PLACE LANDMARK
APPROVED STRATA FEES SCHEDULE
January 1, 2008 - December 31, 2008

<u>Strata Lot Number</u>	<u>Unit Numbers</u>	<u>Unit Entitlement</u>	<u>Joint Use Strata Fees</u>	<u>Residential Strata Fees</u>	<u>Total Monthly Strata Fees</u>
70	1105	418	251.39	30.10	281.49
71	1106	522	313.94	37.59	351.53
72	1107	549	330.17	39.53	369.70
73	1201	533	320.55	38.38	358.93
74	1202	533	320.55	38.38	358.93
75	1203	549	330.17	39.53	369.70
76	1204	533	320.55	38.38	358.93
77	1205	418	251.39	30.10	281.49
78	1206	522	313.94	37.59	351.53
79	1207	549	330.17	39.53	369.70
80	1301	533	320.55	38.38	358.93
81	1302	533	320.55	38.38	358.93
82	1303	549	330.17	39.53	369.70
83	1304	533	320.55	38.38	358.93
84	1305	418	251.39	30.10	281.49
85	1306	522	313.94	37.59	351.53
86	1307	549	330.17	39.53	369.70
87	1401	533	320.55	38.38	358.93
88	1402	533	320.55	38.38	358.93
89	1403	549	330.17	39.53	369.70
90	1404	533	320.55	38.38	358.93
91	1405	418	251.39	30.10	281.49
92	1406	522	313.94	37.59	351.53
93	1407	549	330.17	39.53	369.70
94	1501	533	320.55	38.38	358.93
95	1502	533	320.55	38.38	358.93
96	1503	549	330.17	39.53	369.70
97	1504	533	320.55	38.38	358.93
98	1505	418	251.39	30.10	281.49
99	1506	522	313.94	37.59	351.53
100	1507	549	330.17	39.53	369.70
101	1601	533	320.55	38.38	358.93
102	1602	533	320.55	38.38	358.93
103	1603	549	330.17	39.53	369.70
104	1604	533	320.55	38.38	358.93
105	1605	418	251.39	30.10	281.49
106	1606	522	313.94	37.59	351.53
107	1607	549	330.17	39.53	369.70

LMS 869 - PACIFIC PLACE LANDMARK
APPROVED STRATA FEES SCHEDULE
January 1, 2008 - December 31, 2008

<u>Strata Lot Number</u>	<u>Unit Numbers</u>	<u>Unit Entitlement</u>	<u>Joint Use Strata Fees</u>	<u>Residential Strata Fees</u>	<u>Total Monthly Strata Fees</u>
108	1701	533	320.55	38.38	358.93
109	1702	533	320.55	38.38	358.93
110	1703	549	330.17	39.53	369.70
111	1704	533	320.55	38.38	358.93
112	1705	418	251.39	30.10	281.49
113	1706	522	313.94	37.59	351.53
114	1707	549	330.17	39.53	369.70
115	1801	533	320.55	38.38	358.93
116	1802	533	320.55	38.38	358.93
117	1803	549	330.17	39.53	369.70
118	1804	533	320.55	38.38	358.93
119	1805	418	251.39	30.10	281.49
120	1806	522	313.94	37.59	351.53
121	1807	549	330.17	39.53	369.70
122	1901	533	320.55	38.38	358.93
123	1902	533	320.55	38.38	358.93
124	1903	549	330.17	39.53	369.70
125	1904	533	320.55	38.38	358.93
126	1905	418	251.39	30.10	281.49
127	1906	522	313.94	37.59	351.53
128	1907	549	330.17	39.53	369.70
129	2001	533	320.55	38.38	358.93
130	2002	533	320.55	38.38	358.93
131	2003	549	330.17	39.53	369.70
132	2004	533	320.55	38.38	358.93
133	2005	418	251.39	30.10	281.49
134	2006	522	313.94	37.59	351.53
135	2007	549	330.17	39.53	369.70
136	2101	533	320.55	38.38	358.93
137	2102	533	320.55	38.38	358.93
138	2103	549	330.17	39.53	369.70
139	2104	533	320.55	38.38	358.93
140	2105	418	251.39	30.10	281.49
141	2106	522	313.94	37.59	351.53
142	2107	549	330.17	39.53	369.70
143	2201	531	319.35	38.24	357.59
144	2202	531	319.35	38.24	357.59
145	2203	549	330.17	39.53	369.70

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LMS 869 - PACIFIC PLACE LANDMARK
APPROVED STRATA FEES SCHEDULE
January 1, 2008 - December 31, 2008

<u>Strata Lot Number</u>	<u>Unit Numbers</u>	<u>Unit Entitlement</u>	<u>Joint Use Strata Fees</u>	<u>Residential Strata Fees</u>	<u>Total Monthly Strata Fees</u>
146	2204	533	320.55	38.38	358.93
147	2205	418	251.39	30.10	281.49
148	2206	522	313.94	37.59	351.53
149	2207	549	330.17	39.53	369.70
150	2301	531	319.35	38.24	357.59
151	2302	531	319.35	38.24	357.59
152	2303	549	330.17	39.53	369.70
153	2304	533	320.55	38.38	358.93
154	2305	418	251.39	30.10	281.49
155	2306	522	313.94	37.59	351.53
156	2307	549	330.17	39.53	369.70
157	2401	531	319.35	38.24	357.59
158	2402	531	319.35	38.24	357.59
159	2403	549	330.17	39.53	369.70
160	2404	533	320.55	38.38	358.93
161	2405	418	251.39	30.10	281.49
162	2406	522	313.94	37.59	351.53
163	2407	549	330.17	39.53	369.70
164	2501	531	319.35	38.24	357.59
165	2502	531	319.35	38.24	357.59
166	2503	549	330.17	39.53	369.70
167	2504	533	320.55	38.38	358.93
168	2505	418	251.39	30.10	281.49
169	2506	522	313.94	37.59	351.53
170	2507	549	330.17	39.53	369.70
171	2601	531	319.35	38.24	357.59
172	2602	531	319.35	38.24	357.59
173	2603	549	330.17	39.53	369.70
174	2604	533	320.55	38.38	358.93
175	2605	418	251.39	30.10	281.49
176	2606	522	313.94	37.59	351.53
177	2607	549	330.17	39.53	369.70
178	2701	531	319.35	38.24	357.59
179	2702	531	319.35	38.24	357.59
180	2703	549	330.17	39.53	369.70
181	2704	533	320.55	38.38	358.93
182	2705	418	251.39	30.10	281.49
183	2706	522	313.94	37.59	351.53

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LMS 869 - PACIFIC PLACE LANDMARK
APPROVED STRATA FEES SCHEDULE
January 1, 2008 - December 31, 2008

<u>Strata Lot Number</u>	<u>Unit Numbers</u>	<u>Unit Entitlement</u>	<u>Joint Use Strata Fees</u>	<u>Residential Strata Fees</u>	<u>Total Monthly Strata Fees</u>
184	2707	549	330.17	39.53	369.70
185	2801	858	516.01	61.79	577.80
186	2802	858	516.01	61.79	577.80
187	2803	752	452.26	54.15	506.41
188	2804	864	519.62	62.22	581.84
189	2805	864	519.62	62.22	581.84
190	2806	752	452.26	54.15	506.41
Total Residential		98,331			
		100,020	\$60,152.88	\$7,080.65	\$67,233.53
Yearly Strata Fees		x12	\$721,834.56	\$84,967.80	\$806,802.36

Note:

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



ONLINE/TELEPHONE BANKING

Crosby offers you convenience!

Crosby Property Management Ltd. has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up “**Crosby Property Management Ltd. (Strata)**” as a vendor.
2. You will be required to provide your **Crosby personally assigned unique reference number** (without dashes or spaces). This number can be found in your Crosby correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by Crosby Property Management Ltd. by the due date to avoid any late payment fines.