



Condominium Property Management

Interior Upgrade - Option 'A' & Option 'B'
VR380 'Landmark Caprice'

Please note that the Special Assessment for the Interior Upgrades is broken down for your reference below.

'OPTION A'

Table with 2 columns: Item and Amount. Rows include Common Hall Carpet (\$23,270), Common Hall Paint (\$12,579), Common Hall Lights (\$15,000), Subtotal (\$50,849), 10% Contingency (\$ 5,084), 5% GST (\$ 2,797), and TOTAL (\$58,730).

'OPTION B'

Table with 2 columns: Item and Amount. Rows include Common Hall Carpet (\$23,270), Common Hall Paint (\$12,579), Subtotal (\$35,849), 10% Contingency (\$ 3,585), 5% GST (\$ 1,972), and TOTAL (\$41,406).

Please note that because there is a surplus refund due to Owners from the Exterior Remediation, Owners will owe a significantly smaller Special Assessment, or nothing at all, dependent on how the Owners vote on the following Resolutions contained in this package.



*Condominium Property Management*

April 22, 2015

Landmark Caprice  
1066 E. 8<sup>th</sup> Ave  
Vancouver, BC

**RE: ANNUAL GENERAL MEETING**

Dear Member(s);

As the Managing Agent, we are pleased to attach formal notice of the Annual General Meeting of the Members of Landmark Caprice, VR380, to be held on **Tuesday, May 12<sup>th</sup>, 2015**.

**Registration will begin at 6:45 p.m.** and we respectfully request your early attendance in order that the meeting may commence on time.

At this Annual General Meeting, the Members will be presented with the 2015-2016 Operating Budget, **0% increase**, and Ten (10)  $\frac{3}{4}$  Resolutions including; Transferring the Prior Years' Surplus, Depreciation Report, the Upgrading of the Interior Common Areas, Upgrading of the Landscaping, and Amendments to the Current Bylaws.

Included in this package are the details of the above, an agenda and a proxy form.

Should you be unable to attend, a proxy form has been included for an alternative representative to attend and vote on your behalf. Please be advised that a proxy holder need not be a registered Member, but must be appointed by the registered Member.

**Please note that pursuant to Section 112 of the Strata Property Act, where the strata corporation is eligible to register a lien on the title of a strata lot for delinquency in their financial obligations to the strata corporation, the owner of the strata lot may be restricted from voting.**

We therefore request that you review the attached information and should you have any questions, please do not hesitate to contact this office.

Yours truly,

**CONDEX PROPERTY MANAGEMENT LTD.**  
As Agent for **Landmark Caprice**

Colby Johansson  
Property Manager

**PLEASE BRING THIS PACKAGE TO THE MEETING**

April 22, 2015

To: The Members, Landmark Caprice

From: **Condex Property Management**  
#210-2695 Granville St  
Vancouver, BC V6H 3H4

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**PLEASE TAKE NOTICE THAT** an Annual General Meeting of Landmark Caprice will be held:

Date & Time: **May 12<sup>th</sup>, 2015**  
**7:00 PM – Registration 6:45 PM**

Location: **1066 E. 8<sup>th</sup> Ave**  
**In the Front Lobby**

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An Agenda for the meeting, along with some explanatory notes concerning voting procedures are enclosed herewith. Please read this material carefully prior to the meeting and bring it along with you to the meeting for reference.

1. **PURPOSE:** The purpose of the meeting is to present the Members with the 2015-2016 Operating Budget, 0% increase and Nine (9)  $\frac{3}{4}$  Resolutions including; Transferring the Prior Years' Surplus, Depreciation Report, the Upgrading of the Interior Common Areas, Upgrading Lanscaping, and amendments to bylaws.
2. **QUORUM:** In order to conduct business at the General Meeting, representation of at least on-third of all strata lots must be present in person or by proxy. Subject to the corporation's bylaws, failure to reach a quorum may result in the adjournment of the meeting and another meeting being held.
3. **VOTING:** Except in cases where, by or under the Strata Property Act, a unanimous resolution is required, an owner may not be entitled to vote at any General Meeting if the strata corporation is entitled to register a lien on the owner's strata lot. A voting card will be issued to eligible strata lots. To pass a  $\frac{3}{4}$  vote resolution, 75 percent of those who vote, must vote in favor.
4. **PROXY:** An instrument appointing a proxy shall be in writing under the hand of the appointee or his attorney, and may be either general or for a particular meeting. A proxy holder need not be an owner.

## **AGENDA**

**Landmark Caprice – VR380**

**ANNUAL GENERAL MEETING  
May 12<sup>th</sup>, 2015  
7:00 PM**

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1. Call to Order
2. Proof of Notice, Certify Proxies, Notice of Quorum
3. Adoption of previous General Meeting Minutes
4. Consideration of the 2015-2016 Operating Budget, **0% Increase**
5.  $\frac{3}{4}$  Resolution #1- Transfer Prior Years Surplus to CRF
6.  $\frac{3}{4}$  Resolution #2- Waive the 2015 Depreciation Report Requirement
7.  $\frac{3}{4}$  Resolution #3- Withdraw up to \$5,000 to Fund Depreciation Report
8.  $\frac{3}{4}$  Resolution #4- Interior Upgrade Special Assessment- 'Option A'
9.  $\frac{3}{4}$  Resolution #5- Interior Upgrade Special Assessment- 'Option B'
10.  $\frac{3}{4}$  Resolution #6- Landscaping Upgrade Special Assessment
11.  $\frac{3}{4}$  Resolution #7- Fine & Rules Bylaw Amendment
12.  $\frac{3}{4}$  Resolution#8- In-Suite Renovation Bylaw Amendment
13.  $\frac{3}{4}$  Resolution #9- Damage to Common Areas Due to Renovations Bylaw Addition
14. Report on Insurance
15. Election of Strata Council
16. New Business
17. Adjournment

**Consideration of the 2015 Operating Budget - Majority Vote**

**BE IT RESOLVED:**

**That the Owners of Strata Plan VR380, approve the proposed budget for 2015 with a 0% Increase in strata fees, commencing January 1, 2015, retroactively.**

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**Resolution #1- Transfer Prior Year's Surplus to CRF - ¾ Vote**

**BE IT RESOVLED:**

**That the Owners of Strata Plan VR380, approve the transfer of \$5,000.00 of the Prior Years' Surplus to the Contingency Reserve Fund.**

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**Resolution #2- Waive the 2015 Depreciation Report Requirement - ¾ Vote**

**BE IT RESOVLED:**

**That the Owners of Strata Plan VR380, waive the 2015 Depreciation Report requirements as per the Strata Property Act, Section 94(3)(a).**

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**Resolution #3 - Withdraw up to \$5,000 from the CRF to Fund the Depreciation Report - ¾ Vote**

**BE IT RESOVLED:**

**That the Owners of Strata Plan VR380, approve to withdraw up to \$5,000 from the Contingency Reserve Fund in order to fund the Depreciation Report.**

<b>**RESCIND RESOLUTION #3 IF RESOLUTION #2 PASSES**</b>
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**Resolution #4 – Interior Upgrade Special Assessment- ‘OPTION A’ – ¾ Vote**

**BE IT RESOLVED:**

**That the Owners of Strata Plan VR380, approve a Special Assessment in the total amount of \$58,730.00, payable in one lump sum, June 1<sup>st</sup>, 2015, levied by unit entitlement for the sole purpose of funding the interior upgrades as outlined in Option ‘A’ on the attached Info Sheet.**

Please note that because there is a surplus refund due to Owners from the Exterior Remediation, Owners will owe a significantly smaller Special Assessment, or nothing at all, dependent on how the Owners vote on the following Resolutions.

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**Resolution #5 – Interior Upgrade Special Assessment- ‘OPTION B’ – ¾ Vote**

**BE IT RESOLVED:**

**That the Owners of Strata Plan VR380, approve a Special Assessment in the total amount of \$41,406.00, payable in one lump sum, June 1<sup>st</sup>, 2015, levied by unit entitlement for the sole purpose of funding the interior upgrades as outlined in Option ‘B’ on the attached Info Sheet.**

Please note that because there is a surplus refund due to Owners from the Exterior Remediation, Owners will owe a significantly smaller Special Assessment, or nothing at all, dependent on how the Owners vote on the following Resolutions.

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**Resolution #6 – Landscaping Upgrade Special Assessment – ¾ Vote**

**BE IT RESOLVED:**

**That the Owners of Strata Plan VR380, approve a Special Assessment in the total amount of \$12,000, payable in one lump sum, June 1<sup>st</sup>, 2015, levied by unit entitlement for the sole purpose of funding the reinstatement of the landscaping to its original state.**

**Resolution #7 – Bylaw Amendment of Fine & Rule Contravention Amount – ¾ Vote**

**BE IT RESOLVED:**

**That the Owners of Strata Plan VR380, approve to replace the existing Bylaws 21(a)(b) that read;**

- 21 The Strata Corporation may fine an owner or tenant a maximum of*  
*(a) \$50 for each contravention of a bylaw, and*  
*(b) \$10 for each contravention of a rule*

**With:**

- 21 The Strata Corporation may fine and owner or tenant a maximum of  
(a) \$200 for each contravention of a bylaw, and  
(b) \$50 for each contravention of a rule
- 

**Resolution #8 – Bylaw Amendment of Subfloor Specifications – ¾ Vote**

**BE IT RESOLVED:**

**That the Owners of Strata Plan VR380, approve the addition of Bylaws 37 (a)(b)(c) which reads:**

**37 In-suite Renovations**

- (a) An Owner of a strata lot who wishes to install a hard floor surface in their Unit must install adequate sound proofing with an IIC (Impact Isolation Class) of 70+.
- (b) An Owner(s) who wishes to install a hard floor surface in their unit are required to provide to the Strata Council, proof of purchase of the appropriate materials before work may commence.
- (c) In-suite renovations are restricted to the hours of 8:00 AM to 6:00 PM, Monday through Friday; 10:00 AM to 6:00 PM on Saturday, and no construction noise is allowed on Sundays or statutory holidays, as per the Vancouver City Bylaws.

**Resolution #9 – Damage to Common Areas Due to Renovations Bylaw Addition – ¾  
Vote**

**BE IT RESOLVED:**

**That the Owners of Strata Plan VR380, add bylaw 5(3) to the existing bylaws that reads;**

- 5 (3) The strata corporation may require as a condition of its approval that the owner complete a Condition Report, with a Council Member, of all common areas that will be used to transport tools and materials to and from their strata lot before work begins and another Condition Report, with a Council Member, once the work is completed. Any expenses related to the subsequent damage of common areas resulting from the altering of a strata lot will be the responsibility of the respective owner.



**FORM A**  
**PROXY APPOINTMENT**

**RE: STRATA LOT # \_\_\_\_\_, UNIT # \_\_\_\_\_, OF STRATA PLAN VR135**

I/We, the owner(s) of the strata lot described above, hereby appoint \_\_\_\_\_ as my/our proxy to vote on my/our behalf at the Annual General Meeting of the Owners of **Strata Plan VR380** to be held on **Tuesday, May 12, 2015**.

Please note that if you mark at the proxy's discretion, the holder of the proxy will be able to vote on any amendments on your behalf. If you do not mark at the proxy holder's discretion, your vote will not be able to be counted for any amendments made from the floor.

I/We wish to be recorded as voting on the items of business outlined in the Agenda as follows:

	<b>In Favor</b>	<b>Against</b>	<b>At Proxy's Discretion</b>	<b>Abstain</b>
Majority Vote- Approval of 2015 Operating Budget				
¾ Vote - Resolution #1- Transfer of Prior Years Surplus to CRF				
¾ Vote - Resolution #2 - Waive the 2015 Depreciation Report Requirement				
¾ Vote - Resolution #3 - Withdraw up to \$5,000 from CRF to fund Depreciation Report				
¾ Vote- Resolution #4 - Interior Upgrade Special Assessment- 'Option A'				
¾ Vote- Resolution #5 - Interior Upgrade Special Assessment- 'Option B'				
¾ Vote- Resolution #6 - Upgrading of the Landscaping				
¾ Vote- Resolution #7- Fine & Rules Bylaw Amendment				
¾ Vote- Resolution #8- In-Suite Renovation Bylaw Amendment				
¾ Vote- Resolution #9- Damage to Common Areas Due to Renovations Bylaw Addition				

\_\_\_\_\_  
 Owners Signature

\_\_\_\_\_  
 Co-Owners Signature (if applicable)

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Print Name

**DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015**

**Strata Plan VR 380**

**Balance Sheet  
2015 March 31**

**ASSETS**

Prime Investment Acct.	\$	24,386.80	
Prime Investment Account - CRF		334,126.37	
Accounts Rec' - Maintenance		5,342.12	
Acct Recble-Sp Assessment		148,480.00	
Prepaid Expense		12,716.28	
Share Account		46.06	
<b>Total Assets</b>			<b>\$ <u>525,097.63</u></b>

**LIABILITIES AND OWNER'S EQUITY**

<b>Accounts payable</b>			<b>\$ 3,188.77</b>
<b>Bank Loan</b>			<b>264,407.18</b>
<b>Operating Fund Account</b>			
Balance at Beginning of Year		44,705.51	
Surplus/(Deficit) Y.T.D.		13,926.98	
Less-Prev. yr.-fines/charges		(1,255.00)	
Less - Transfer to CRF		(20,000.00)	
			<b>37,377.49</b>
<b>Contingency Reserve Fund Account</b>			
Balance at Beginning of Year		116,003.22	
Contingency Fund - Allocation		9,000.00	
Add - Contingency Interest		1,617.86	
Add - Transfer from OF		20,000.00	
Less - How Water Tank		(10,085.25)	
			<b>136,535.83</b>
<b>Building Fund</b>			
Building Fund, Beginning		1,613,696.38	
Add - Interest - Bldg Fund		6,862.14	
Less-Balc/Building Ext Repair		(1,525,004.16)	
Less - Bank Loan Charges		(11,966.00)	
			<b>83,588.36</b>
<b>Total Equity</b>			<b>\$ <u>525,097.63</u></b>

*prepared by:*

**Condex Property Management Ltd.**

**The Owners, Strata Plan VR 380  
Proposed Budget  
For 2015-16**

<b>Income:</b>	<b>2014/15 Budget</b>	<b>2014/2015 Projected</b>	<b>2015/16 Proposed Budget</b>
Owner Contributions	\$ 136,760.00	\$ 136,760.00	\$ 136,760.00
Interest	240.00	374.00	240.00
Fireplace Fuel Charges	1,080.00	1,080.00	1,080.00
Move In/ Out/Misc	575.00	2,425.00	575.00
Laundry	<u>5,700.00</u>	<u>3,329.00</u>	<u>5,250.00</u>
<b>Total Income</b>	<u>144,355.00</u>	<u>143,968.00</u>	<u>143,905.00</u>
<b><u>General Expenses</u></b>			
Administration	2,000.00	1,707.00	2,000.00
Audit	1,000.00	-	1,000.00
Caretaker	8,500.00	7,747.00	8,500.00
Insurance/Appraisal	17,000.00	15,128.00	17,000.00
Legal/Consulting	1,000.00	179.00	1,000.00
Management	11,655.00	11,655.00	11,705.00
Miscellaneous	<u>1,000.00</u>	<u>842.00</u>	<u>1,000.00</u>
<b>Total General Expenses:</b>	<u>42,155.00</u>	<u>37,258.00</u>	<u>42,205.00</u>
<b><u>Building Expenses</u></b>			
Elevator Maintenance	3,500.00	2,844.00	3,500.00
Enterphone	700.00	768.00	700.00
Fire protection	2,000.00	1,229.00	2,000.00
Garbage Collection	13,500.00	12,172.00	13,500.00
Hydro	6,500.00	5,960.00	6,500.00
Gas	22,000.00	16,662.00	20,000.00
Laundry Room	4,100.00	3,370.00	4,100.00
Plumbing/Mechanical	6,000.00	8,816.00	6,000.00
Repairs and Maintenance	12,700.00	19,166.00	12,700.00
Supplies	900.00	664.00	900.00
Water and Sewer	<u>16,800.00</u>	<u>8,800.00</u>	<u>16,800.00</u>
<b>Total Building Expenses:</b>	<u>88,700.00</u>	<u>80,451.00</u>	<u>86,700.00</u>
<b><u>Grounds Expenses</u></b>			
Landscaping Maintenance	3,500.00	3,556.00	3,500.00
Landscaping Improvements	<u>1,000.00</u>	<u>1,460.00</u>	<u>2,500.00</u>
<b>Total Grounds Expenses:</b>	<u>4,500.00</u>	<u>5,016.00</u>	<u>6,000.00</u>
<b>TOTAL EXPENSES:</b>	<u>135,355.00</u>	<u>122,725.00</u>	<u>134,905.00</u>
Excess of Income Over Expenses	9,000.00	21,243.00	9,000.00
Allocation to the Contingency Reserve	<u>9,000.00</u>	<u>9,000.00</u>	<u>9,000.00</u>
<b>Surplus / (Deficit)</b>	<u>\$ -</u>	<u>\$ 12,243.00</u>	<u>\$ -</u>

**This budget provides no increase in owners contribution.**

**STRATA PLAN VR 380**

**MAINTENANCE FEES**

**April 1, 2015 - March 31, 2016**

<u>Unit</u>	<u>S/L</u>	<u>Maintenance</u>
<u>Number</u>	<u>No.</u>	<u>Fee Due First</u>
		<u>of Each Month</u>
101	5	\$ 245.03
102	4	\$ 231.35
103	3	\$ 251.87
104	1	\$ 316.83
105	2	\$ 309.99
201	19	\$ 239.33
202	18	\$ 233.63
203	17	\$ 255.29
204	16	\$ 235.91
205	15	\$ 233.63
206	14	\$ 231.35
207	13	\$ 235.91
208 *	12	\$ 249.59
209 *	11	\$ 233.63
210	10	\$ 233.63
211	9	\$ 233.63
212	8	\$ 256.43
213 *	7	\$ 233.63
214	6	\$ 241.61
301	33	\$ 239.33
302	32	\$ 233.63
303	31	\$ 255.29
304	30	\$ 235.91
305	29	\$ 233.63

<u>Unit</u>	<u>S/L</u>	<u>Maintenance</u>
<u>Number</u>	<u>No.</u>	<u>Fee Due First</u>
		<u>of Each Month</u>
306	28	\$ 231.35
307	27	\$ 235.91
308 *	26	\$ 249.59
309 *	25	\$ 233.63
310	24	\$ 233.63
311	23	\$ 233.63
312	22	\$ 256.43
313 *	21	\$ 233.63
314	20	\$ 241.61
401	47	\$ 239.33
402	46	\$ 233.63
403	45	\$ 255.29
404	44	\$ 235.91
405	43	\$ 233.63
406	42	\$ 231.35
407	41	\$ 235.91
408 *	40	\$ 249.59
409 *	39	\$ 233.63
410	38	\$ 233.63
411	37	\$ 233.63
412	36	\$ 256.43
413 *	35	\$ 233.63
414	34	\$ 241.61

**Note: \* please add \$10.00 for  
fireplace fuel charges**

**Monthly Total                    \$ 11,396.67**

**Annual Total                    \$ 136,760.00**

**SCHEDULE 'B'**  
**INTERIOR UPGRADE OPTION 'A' - 2015**  
**VR 380 'Landmark Caprice'**

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>	
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>	
101	5	\$ 1,262.69	
102	4	\$ 1,192.22	
103	3	\$ 1,297.93	
104	1	\$ 1,632.69	
105	2	\$ 1,597.46	
201	19	\$ 1,233.33	
202	18	\$ 1,203.96	
203	17	\$ 1,315.55	
204	16	\$ 1,215.71	
205	15	\$ 1,203.96	
206	14	\$ 1,192.22	
207	13	\$ 1,215.71	
208	12	\$ 1,286.19	
209	11	\$ 1,203.96	
210	10	\$ 1,203.96	
211	9	\$ 1,203.96	
212	8	\$ 1,321.42	
213	7	\$ 1,203.96	
214	6	\$ 1,245.08	
301	33	\$ 1,233.33	
302	32	\$ 1,203.96	
303	31	\$ 1,315.55	
304	30	\$ 1,215.71	
305	29	\$ 1,203.96	

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>	
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>	
306	28	\$ 1,192.22	
307	27	\$ 1,215.71	
308	26	\$ 1,286.19	
309	25	\$ 1,203.96	
310	24	\$ 1,203.96	
311	23	\$ 1,203.96	
312	22	\$ 1,321.42	
313	21	\$ 1,203.96	
314	20	\$ 1,245.08	
401	47	\$ 1,233.33	
402	46	\$ 1,203.96	
403	45	\$ 1,315.55	
404	44	\$ 1,215.71	
405	43	\$ 1,203.96	
406	42	\$ 1,192.22	
407	41	\$ 1,215.71	
408	40	\$ 1,286.19	
409	39	\$ 1,203.96	
410	38	\$ 1,203.96	
411	37	\$ 1,203.96	
412	36	\$ 1,321.42	
413	35	\$ 1,203.96	
414	34	\$ 1,245.08	

**Total** \$ 58,729.90

**SCHEDULE 'C'**  
**INTERIOR UPGRADE OPTION 'B' - 2015**  
**VR 380 'Landmark Caprice'**

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
101	5	\$ 890.23
102	4	\$ 840.54
103	3	\$ 915.07
104	1	\$ 1,151.09
105	2	\$ 1,126.24
201	19	\$ 869.53
202	18	\$ 848.82
203	17	\$ 927.50
204	16	\$ 857.11
205	15	\$ 848.82
206	14	\$ 840.54
207	13	\$ 857.11
208	12	\$ 906.79
209	11	\$ 848.82
210	10	\$ 848.82
211	9	\$ 848.82
212	8	\$ 931.64
213	7	\$ 848.82
214	6	\$ 877.81
301	33	\$ 869.53
302	32	\$ 848.82
303	31	\$ 927.50
304	30	\$ 857.11
305	29	\$ 848.82

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
306	28	\$ 840.54
307	27	\$ 857.11
308	26	\$ 906.79
309	25	\$ 848.82
310	24	\$ 848.82
311	23	\$ 848.82
312	22	\$ 931.64
313	21	\$ 848.82
314	20	\$ 877.81
401	47	\$ 869.53
402	46	\$ 848.82
403	45	\$ 927.50
404	44	\$ 857.11
405	43	\$ 848.82
406	42	\$ 840.54
407	41	\$ 857.11
408	40	\$ 906.79
409	39	\$ 848.82
410	38	\$ 848.82
411	37	\$ 848.82
412	36	\$ 931.64
413	35	\$ 848.82
414	34	\$ 877.81

**Total**                      \$ 41,406.02

**SCHEDULE 'D'**  
**LANDSCAPING COMPLETION**  
**\$12,000 SPECIAL ASSESSMENT**  
**VR 380 'Landmark Caprice'**

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>	
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>	
101	5	\$ 258.00	
102	4	\$ 243.60	
103	3	\$ 265.20	
104	1	\$ 333.60	
105	2	\$ 326.40	
201	19	\$ 252.00	
202	18	\$ 246.00	
203	17	\$ 268.80	
204	16	\$ 248.40	
205	15	\$ 246.00	
206	14	\$ 243.60	
207	13	\$ 248.40	
208	12	\$ 262.80	
209	11	\$ 246.00	
210	10	\$ 246.00	
211	9	\$ 246.00	
212	8	\$ 270.00	
213	7	\$ 246.00	
214	6	\$ 254.40	
301	33	\$ 252.00	
302	32	\$ 246.00	
303	31	\$ 268.80	
304	30	\$ 248.40	
305	29	\$ 246.00	

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>	
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>	
306	28	\$ 243.60	
307	27	\$ 248.40	
308	26	\$ 262.80	
309	25	\$ 246.00	
310	24	\$ 246.00	
311	23	\$ 246.00	
312	22	\$ 270.00	
313	21	\$ 246.00	
314	20	\$ 254.40	
401	47	\$ 252.00	
402	46	\$ 246.00	
403	45	\$ 268.80	
404	44	\$ 248.40	
405	43	\$ 246.00	
406	42	\$ 243.60	
407	41	\$ 248.40	
408	40	\$ 262.80	
409	39	\$ 246.00	
410	38	\$ 246.00	
411	37	\$ 246.00	
412	36	\$ 270.00	
413	35	\$ 246.00	
414	34	\$ 254.40	

**Total**                      **\$ 12,000.00**

**SCHEDULE 'E'**  
**EXTERIOR REMEDIATION REFUND**  
**VR 380 'Landmark Caprice'**

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
101	5	\$ 1,006.85
102	4	\$ 950.65
103	3	\$ 1,034.94
104	1	\$ 1,301.87
105	2	\$ 1,273.78
201	19	\$ 983.43
202	18	\$ 960.02
203	17	\$ 1,048.99
204	16	\$ 969.38
205	15	\$ 960.02
206	14	\$ 950.65
207	13	\$ 969.38
208	12	\$ 1,025.58
209	11	\$ 960.02
210	10	\$ 960.02
211	9	\$ 960.02
212	8	\$ 1,053.68
213	7	\$ 960.02
214	6	\$ 992.80
301	33	\$ 983.43
302	32	\$ 960.02
303	31	\$ 1,048.99
304	30	\$ 969.38
305	29	\$ 960.02

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
306	28	\$ 950.65
307	27	\$ 969.38
308	26	\$ 1,025.58
309	25	\$ 960.02
310	24	\$ 960.02
311	23	\$ 960.02
312	22	\$ 1,053.68
313	21	\$ 960.02
314	20	\$ 992.80
401	47	\$ 983.43
402	46	\$ 960.02
403	45	\$ 1,048.99
404	44	\$ 969.38
405	43	\$ 960.02
406	42	\$ 950.65
407	41	\$ 969.38
408	40	\$ 1,025.58
409	39	\$ 960.02
410	38	\$ 960.02
411	37	\$ 960.02
412	36	\$ 1,053.68
413	35	\$ 960.02
414	34	\$ 992.80

**Total**                      **\$ 46,830.12**

**Please note this is an approximation as there are items still outstanding.**  
**This figure takes into account these outstanding items.**





BFL CANADA Insurance Services Inc.  
 1177 West Hastings Street, Suite 200  
 Vancouver, British Columbia V6E 2K3  
 Tel: 604-669-9600  
 Fax: 604-683-9316  
 Toll Free: 1-866-669-9602

**CERTIFICATE OF INSURANCE**

Previous Policy No. BFL04VR0380 Renewal Policy No. BFL04VR0380  
**NAMED INSURED** The Owners, Strata Plan VR380, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.  
**MAILING ADDRESS** Condex Property Management Ltd. (As Property Manager)  
 210-2695 Granville Street, Vancouver, BC V6H 3H4  
**POLICY PERIOD** From: December 31, 2014 To: December 31, 2015  
 12:01 a.m. standard time at the location of the premises as to each of the said dates  
**INSURED LOCATION** 1066 East 8th Avenue, Vancouver, BC V5T 1T9  
**CONSTRUCTION** Frame 3 Storeys 1 Building  
**OCCUPIED BY INSURED AS** 47 Residential Units 0 Commercial Unit

Insurance is provided, subject to the Declarations, Terms, Conditions of the policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
<b>SECTION I - PROPERTY (Revision July 1, 2012 GK)</b>		
A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause.		\$ 6,075,000
All Risks	\$ 1,000	
Sewer Backup Damage	\$ 5,000	
Water Damage	\$ 5,000	
Earthquake Damage	% 10	
Flood Damage	\$ 10,000	
Lock & Key	\$ 250	\$ 10,000
B. Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A	N/A	Not Covered
<b>SECTION II - CRIME (Form 2110 01/2004)</b>		
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A	Nil	\$ 10,000
II. Loss Inside the Premises	Nil	\$ 5,000
III. Loss Outside the Premises	Nil	\$ 5,000
IV. Money Orders and Counterfeit Currency	Nil	\$ 5,000
V. Depositors Forgery	Nil	\$ 5,000
<b>SECTION III - COMMERCIAL GENERAL LIABILITY (Form 2294 03/2010)</b>		
A. Bodily Injury & Property Damage Liability - Per Occurrence	\$ 500	\$ 10,000,000
Products and Completed Operations Aggregate	\$ 500	\$ 10,000,000
B. Personal and Advertising Injury Liability - Per Occurrence (Form Number 2333)		\$ 10,000,000
C. Medical Payments - Per Person - Each Person		\$ 25,000
D. Tenants Legal Liability	\$ 500	\$ 1,000,000
Non-Owned Automobile Endorsement SPF #6 - Per Occurrence (Form Number 6063)	\$ 500	\$ 10,000,000
Legal Liability For Damage To Hired Automobiles Endorsement SEF #94 - Per Occurrence (Form Number 5644)	\$ 500	\$ 50,000
Contractual Liability Endorsement SEF #96 - Per Occurrence (Form Number 6663)		Included
Excluding Long Term Leased Vehicle Endorsement SEF #99 - Per Occurrence (Form Number 6664)		Included
Limited Pollution Liability Coverage Endorsement (Form Number 2214)	\$ 10,000	\$ 1,000,000
Employee Benefit Liability (Form Number 2311)		\$ 1,000,000
<b>SECTION IV - CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY (Form D51100C (07/13))</b>		
Claims Made Form (Including Property Manager).	Nil	\$ 5,000,000
<b>SECTION V - BLANKET GLASS - Includes Lobby Glass (Form 4185 05/1992)</b>		
Residential	\$ 250	Blanket
Commercial	\$ 250	
Canopy	\$ 1,000	

This Policy contains a clause(s) which may limit the amount payable.

SUBSCRIPTION

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).  
 E. & O.E.  
 Date: December 29, 2014

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE

**Payment Schedule if ONLY:  
Resolution #4 is Approved  
Option 'A'**

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
101	5	\$ 255.85
102	4	\$ 241.57
103	3	\$ 262.99
104	1	\$ 330.82
105	2	\$ 323.68
201	19	\$ 249.90
202	18	\$ 243.95
203	17	\$ 266.56
204	16	\$ 246.33
205	15	\$ 243.95
206	14	\$ 241.57
207	13	\$ 246.33
208	12	\$ 260.61
209	11	\$ 243.95
210	10	\$ 243.95
211	9	\$ 243.95
212	8	\$ 267.75
213	7	\$ 243.95
214	6	\$ 252.28
301	33	\$ 249.90
302	32	\$ 243.95
303	31	\$ 266.56
304	30	\$ 246.33
305	29	\$ 243.95

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
306	28	\$ 241.57
307	27	\$ 246.33
308	26	\$ 260.61
309	25	\$ 243.95
310	24	\$ 243.95
311	23	\$ 243.95
312	22	\$ 267.75
313	21	\$ 243.95
314	20	\$ 252.28
401	47	\$ 249.90
402	46	\$ 243.95
403	45	\$ 266.56
404	44	\$ 246.33
405	43	\$ 243.95
406	42	\$ 241.57
407	41	\$ 246.33
408	40	\$ 260.61
409	39	\$ 243.95
410	38	\$ 243.95
411	37	\$ 243.95
412	36	\$ 267.75
413	35	\$ 243.95
414	34	\$ 252.28

**Total**                      \$ 11,900.00

**Refund if ONLY:  
Option 'B' is approved**

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
101	5	\$ 116.62
102	4	\$ 110.11
103	3	\$ 119.87
104	1	\$ 150.79
105	2	\$ 147.53
201	19	\$ 113.90
202	18	\$ 111.19
203	17	\$ 121.50
204	16	\$ 112.28
205	15	\$ 111.19
206	14	\$ 110.11
207	13	\$ 112.28
208	12	\$ 118.79
209	11	\$ 111.19
210	10	\$ 111.19
211	9	\$ 111.19
212	8	\$ 122.04
213	7	\$ 111.19
214	6	\$ 114.99
301	33	\$ 113.90
302	32	\$ 111.19
303	31	\$ 121.50
304	30	\$ 112.28
305	29	\$ 111.19

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
306	28	\$ 110.11
307	27	\$ 112.28
308	26	\$ 118.79
309	25	\$ 111.19
310	24	\$ 111.19
311	23	\$ 111.19
312	22	\$ 122.04
313	21	\$ 111.19
314	20	\$ 114.99
401	47	\$ 113.90
402	46	\$ 111.19
403	45	\$ 121.50
404	44	\$ 112.28
405	43	\$ 111.19
406	42	\$ 110.11
407	41	\$ 112.28
408	40	\$ 118.79
409	39	\$ 111.19
410	38	\$ 111.19
411	37	\$ 111.19
412	36	\$ 122.04
413	35	\$ 111.19
414	34	\$ 114.99

**Total**                      **\$ 5,424.01**

**Please note this is an approximation as there are items still outstanding.  
This figure takes into account these outstanding items.**

**Payment Schedule if:  
Resolution #4 & #6 are Approved  
Option 'A' & Landscaping**

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
101	5	\$ 513.85
102	4	\$ 485.17
103	3	\$ 528.19
104	1	\$ 664.42
105	2	\$ 650.08
201	19	\$ 501.90
202	18	\$ 489.95
203	17	\$ 535.36
204	16	\$ 494.73
205	15	\$ 489.95
206	14	\$ 485.17
207	13	\$ 494.73
208	12	\$ 523.41
209	11	\$ 489.95
210	10	\$ 489.95
211	9	\$ 489.95
212	8	\$ 537.75
213	7	\$ 489.95
214	6	\$ 506.68
301	33	\$ 501.90
302	32	\$ 489.95
303	31	\$ 535.36
304	30	\$ 494.73
305	29	\$ 489.95

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>
306	28	\$ 485.17
307	27	\$ 494.73
308	26	\$ 523.41
309	25	\$ 489.95
310	24	\$ 489.95
311	23	\$ 489.95
312	22	\$ 537.75
313	21	\$ 489.95
314	20	\$ 506.68
401	47	\$ 501.90
402	46	\$ 489.95
403	45	\$ 535.36
404	44	\$ 494.73
405	43	\$ 489.95
406	42	\$ 485.17
407	41	\$ 494.73
408	40	\$ 523.41
409	39	\$ 489.95
410	38	\$ 489.95
411	37	\$ 489.95
412	36	\$ 537.75
413	35	\$ 489.95
414	34	\$ 506.68

**Total**                      \$ 23,900.00

**Payment Schedule if:  
Resolution #5 & #6 are Approved  
Option 'B' & Landscaping**

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>	
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>	
101	5	\$ 141.38	
102	4	\$ 133.49	
103	3	\$ 145.33	
104	1	\$ 182.81	
105	2	\$ 178.87	
201	19	\$ 138.10	
202	18	\$ 134.81	
203	17	\$ 147.30	
204	16	\$ 136.12	
205	15	\$ 134.81	
206	14	\$ 133.49	
207	13	\$ 136.12	
208	12	\$ 144.01	
209	11	\$ 134.81	
210	10	\$ 134.81	
211	9	\$ 134.81	
212	8	\$ 147.96	
213	7	\$ 134.81	
214	6	\$ 139.41	
301	33	\$ 138.10	
302	32	\$ 134.81	
303	31	\$ 147.30	
304	30	\$ 136.12	
305	29	\$ 134.81	

<u>Unit</u>	<u>S/L</u>	<u>MONTHLY</u>	
<u>Number</u>	<u>No.</u>	<u>AMOUNT DUE</u>	
306	28	\$ 133.49	
307	27	\$ 136.12	
308	26	\$ 144.01	
309	25	\$ 134.81	
310	24	\$ 134.81	
311	23	\$ 134.81	
312	22	\$ 147.96	
313	21	\$ 134.81	
314	20	\$ 139.41	
401	47	\$ 138.10	
402	46	\$ 134.81	
403	45	\$ 147.30	
404	44	\$ 136.12	
405	43	\$ 134.81	
406	42	\$ 133.49	
407	41	\$ 136.12	
408	40	\$ 144.01	
409	39	\$ 134.81	
410	38	\$ 134.81	
411	37	\$ 134.81	
412	36	\$ 147.96	
413	35	\$ 134.81	
414	34	\$ 139.41	

**Total** \$ 6,575.99

