

The following is the Order of Business for the Annual General Meeting of the Owners, Strata Plan VR 380, to be held on **TUESDAY, JUNE 9TH, 2015 at 7:00 p.m. in the Lobby at 1066 E. 8th Ave, Vancouver, BC.**

- (a) Call to Order
- (b) Calling of the Roll and Certification of Proxies
- (c) Proof of Notice of Meeting
- (d) Approval of the Agenda
- (e) Approval of Minutes of the previous Annual General Meeting held on April 23, 2014.
- (f) Report on insurance
- (g) **RESOLUTION A**
Transfer of Prior Year Surplus

The Strata Property Act provides, under section 105, that a strata corporation may transfer contributions to the operating fund that were not required during the fiscal year (“Operating Fund Surplus”) to the Contingency Reserve Fund.

BE IT RESOLVED by The Owners, Strata Plan VR 380 to transfer \$5,000.00 of the Operating Fund Surplus to the Contingency Reserve Fund.

- (h) **RESOLUTION B**
Adoption of balance sheet and proposed operating budget for fiscal April 1st, 2015 – March 31st, 2016. The budget together with the balance sheet and maintenance schedule are enclosed.
- (i) **Excess Funds – Building Project**
The Building Exterior Project (“the Project”) raised funds from the owners by way of special levies. The Project came under budget and there is approximately \$81,424.96 to be refunded to owners (“Excess Funds”). Please see enclosed schedule (Schedule B – Excess Funds) for the amount to be returned to your strata lot.

Please note that the subsequent resolutions will ask for funds to continue some capital projects to complete the building project. These resolutions will be funded by way of a special levy which may be paid through the Excess Funds. This is important to understand

and will be discussed here.

(j) **DEPRECIATION REPORT**

The Strata Council wishes to give provide the owners with the option to waive the Depreciation Report (Resolution C) or to proceed with funding the cost of obtaining a Deprecation Report (Resolution D).

RESOLUTION C

Section 94 (2) Requirement – Waiver

WHEREAS amendments to the Strata Property Act have made mandatory that a strata corporation provide, under section 94 subsection 2, a Depreciation Report to owners and **WHEREAS** the Strata Property Act provides that a strata corporation need not comply with the requirement if the owners pass a resolution by a $\frac{3}{4}$ vote to waive that requirement and

WHEREAS the waiver is effective for eighteen months from the date of the passed resolution and

WHEREAS waiving the requirement provides more time for the strata to look at its options therefore

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution that the Owners, Strata Plan VR 380 waive the requirement of section 94 (2) of the Strata Property Act.

RESOLUTION D

Section 94 (2) Requirement - Funding

WHEREAS amendments to the Strata Property Act have made mandatory that a strata corporation provide, under section 94 subsection 2, a Depreciation Report to owners and **WHEREAS** the Strata Corporation has obtained a quote of \$5,000.00 for the cost of a Depreciation Report and

WHEREAS the Strata Property Act requires, under section 96, that the Strata Corporation must not spend money from the Contingency Reserve Fund unless it is first approved by the owners at a general meeting.

BE IT RESOLVED by a $\frac{3}{4}$ vote of THE OWNERS, STRATA PLAN VR 380 (the “Strata Corporation”), pursuant to s. 96 of the Act, that the Strata Corporation approve the expenditure of \$5,000.00 from the contingency reserve fund for the purpose of obtaining a Depreciation Report.

(k) **INTERIOR UPGRADES**

The building envelope was renewed, new windows were replaced, and the exterior of the building is complete. However, the interior is still old with worn carpets, old paint and poor

lighting. The Council obtained multiple quotes to replace the carpet, repaint the hallways and doors, and replace the lighting fixtures.

There are two options for this work: one with the interior lighting (Resolution E) and one without the interior lighting (Resolution F). PLEASE NOTE THAT THE SPECIAL LEVY BEING PROPOSED CAN BE PAID FROM THE EXCESS FUNDS (as discussed earlier on the Agenda).

RESOLUTION E

Interior Upgrades – Option One (with lights)

WHEREAS the interior of Landmark Caprice is worn and old looking and

WHEREAS the exterior is completely renewed and

WHEREAS there are Excess Funds from the Building Exterior Project and

WHEREAS the owners wish to see the completion of the whole building so that it is completely renewed in and out and

WHEREAS the Strata Council has obtained quotes to repaint the hallways and doors, replace the carpet and replace the light fixtures therefore:

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN VR 380 (the “Strata Corporation”) that the Strata Corporation levy on the strata lots comprising the Strata Corporation, in proportion to the unit entitlement of each strata lot and in the amounts shown opposite each strata lot in Schedule C (attached to and forming part of this resolution), up to \$58,730.00 (the “Special Levy”) to pay the costs required to:

- (1) *Repaint the interior hallways, ceiling and doors*
- (2) *Replace the interior carpets*
- (3) *Replace the interior lighting fixtures*

Each strata lot’s share of the Special Levy, as shown in Schedule C, is due and payable immediately on the date of passage of this resolution.

The owners of each strata lot authorize the Strata Corporation to deduct each owner’s portion of the Special Levy from the Excess Funds from the Building Exterior Project.

RESOLUTION F

Interior Upgrades – Option Two (without lights)

WHEREAS the interior of Landmark Caprice is worn and old looking and

WHEREAS the exterior is completely renewed and

WHEREAS there are Excess Funds from the Building Exterior Project and

WHEREAS the owners wish to see the completion of the whole building so that it is completely renewed in and out and

WHEREAS the Strata Council has obtained quotes to repaint the hallways and doors,

replace the carpet therefore:

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN VR 380 (the “Strata Corporation”) that the Strata Corporation levy on the strata lots comprising the Strata Corporation, in proportion to the unit entitlement of each strata lot and in the amounts shown opposite each strata lot in Schedule D (attached to and forming part of this resolution), up to \$41,500.00 (the “Special Levy”) to pay the costs required to:

- (1) *Repaint the interior hallways, ceiling and doors*
- (2) *Replace the interior carpets*

Each strata lot’s share of the Special Levy, as shown in Schedule D, is due and payable immediately on the date of passage of this resolution.

The owners of each strata lot authorize the Strata Corporation to deduct each owner’s portion of the Special Levy from the Excess Funds from the Building Exterior Project.

(I) **LANDSCAPING UPGRADES**

The Building Exterior Project destroyed most of the grounds during the construction. The landscaping needs to be replaced.

RESOLUTION G

Landscaping

WHEREAS many of the trees, shrubs, and perennials were destroyed during the Building Exterior Renovation and

WHEREAS the Strata Council obtained quotes to renew the grounds therefore:

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN VR 380 (the “Strata Corporation”) that the Strata Corporation levy on the strata lots comprising the Strata Corporation, in proportion to the unit entitlement of each strata lot and in the amounts shown opposite each strata lot in Schedule E (attached to and forming part of this resolution), up to \$12,000.00 (the “Special Levy”) to pay the costs required to:

- (1) *Replace the landscaping to a condition near its original state*

Each strata lot’s share of the Special Levy, as shown in Schedule E, is due and payable immediately on the date of passage of this resolution.

The owners of each strata lot authorize the Strata Corporation to deduct each owner’s portion of the Special Levy from the Excess Funds from the Building Exterior Project.

(m) **BYLAW AMENDMENTS**

The Strata Council is recommending amendments to the Strata Corporation Bylaws.

RESOLUTION H

Bylaw - Fines

WHEREAS pursuant to s. 128 of the Strata Property Act, S.B.C. 1998, c. 43 a strata corporation may amend its bylaws;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN VR 380 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended by the striking the words in Bylaw 21(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

And replacing them with the following words:

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 of the attached bylaws as bylaws of the Strata Corporation.

RESOLUTION I

Bylaw – In-suite Renovations

WHEREAS pursuant to s. 128 of the Strata Property Act, S.B.C. 1998, c. 43 a strata corporation may amend its bylaws;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN VR 380 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended by the adding the words in Bylaw 37(a)(b)(b) as follows:

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 J

Bylaw – Damage to Common Areas

WHEREAS pursuant to s. 128 of the Strata Property Act, S.B.C. 1998, c. 43 a strata corporation may amend its bylaws;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN VR 380 (the “Strata Corporation”) that the bylaws of the Strata Corporation be amended by the adding the words in Bylaw 5(3) as follows:

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.

- (n) Election of Strata Council
- (h) Other Business
- (i) Adjournment

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

Income:	2014/15 <u>Budget</u>	2014/2015 <u>Projected</u>	2015/16 <u>Proposed Budget</u>
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>
Total Income	<u>144,355.00</u>	<u>143,968.00</u>	<u>143,905.00</u>
<u>General Expenses</u>			
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>
Total General Expenses:	<u>42,155.00</u>	<u>37,258.00</u>	<u>42,205.00</u>
<u>Building Expenses</u>			
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>
Total Building Expenses:	<u>88,700.00</u>	<u>80,451.00</u>	<u>86,700.00</u>
<u>Grounds Expenses</u>			
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>
Total Grounds Expenses:	<u>4,500.00</u>	<u>5,016.00</u>	<u>6,000.00</u>
TOTAL EXPENSES:	<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>
<u>Surplus / (Deficit)</u>	<u>\$ -</u>	<u>\$ 12,243.00</u>	<u>\$ -</u>

This budget provides no increase in owners contribution.

Strata Plan VR 380

Balance Sheet
31 May 2015

ASSETS

Prime Investment Acct.	(\$	11,877.54)	
Prime Investment Account - CRF		341,007.58	
Accounts Rec' - Maintenance		9,246.32	
Acct Recble-Sp Assessment		148,480.00	
Prepaid Expense		9,890.44	
Share Account		46.06	
Total Assets			\$ 496,792.86

LIABILITIES AND OWNER'S EQUITY

Accounts Payable (BC Building Science)			\$5,000
Bank Loan			\$ 261,809.46
Operating Fund Account			
Balance at Beginning of Year		37,377.49	
Surplus/(Deficit) Y.T.D.		(3,423.44)	
			33,954.05
Contingency Reserve Fund Account			
Balance at Beginning of Year		136,535.83	
Contingency Fund - Allocation		750.00	
Add - Contingency Interest		93.28	
Less - Fence		(12,732.30)	
			124,646.81
Building Fund			
Building Fund, Beginning		83,588.36	
Add - Interest - Bldg Fund		134.98	
Less-Accounts Payable (BC Building Science)		(5,000.00)	
Less-Balc/Building Ext Repair		2,701.58	
			81,424.92
Bank Loan Charges			
Less - Bank Loan Charges		(10,042.38)	
Total Equity			\$ 496,792.86

prepared by:

**Strata Plan VR 380
Income Statement
For the Twelve Months Ending 2015 March 31**

	Month Actual	Y-T-D Actual	Y-T-D Budget	2014/15 Budget
INCOME:				
Owner Contributions	\$ 11,396.67	\$ 145,605.22	\$ 136,760.00	\$ 136,760.00
Interest	15.40	359.08	240.00	240.00
Fireplace Fuel Charge	90.00	1,080.00	1,080.00	1,080.00
Move In/Out/Misc	75.00	2,825.00	575.00	575.00
Laundry Revenue	1,160.00	4,212.25	5,700.00	5,700.00
TOTAL INCOME	12,737.07	154,081.55	144,355.00	144,355.00
GENERAL EXPENSES				
Administration	242.78	1,942.07	2,000.00	2,000.00
Audit	0.00	0.00	1,000.00	1,000.00
Caretaker	712.00	8,526.00	8,500.00	8,500.00
Insurance/Appraisal	1,412.92	16,694.00	17,000.00	17,000.00
Legal/Consulting	0.00	178.65	1,000.00	1,000.00
Management	971.25	11,655.00	11,655.00	11,655.00
Miscellaneous	0.00	772.08	1,000.00	1,000.00
Total General Expenses	3,338.95	39,767.80	42,155.00	42,155.00
BUILDING EXPENSES				
Elevator Maintenance	242.55	3,092.10	3,500.00	3,500.00
Enterphone	50.43	804.66	700.00	700.00
Fire protection	0.00	1,126.86	2,000.00	2,000.00
Garbage Collection	1,213.65	13,611.98	13,500.00	13,500.00
Hydro	550.00	6,564.42	6,500.00	6,500.00
Gas	1,711.00	18,452.22	22,000.00	22,000.00
Laundry room	1,029.87	4,119.48	4,100.00	4,100.00
Plumbing/Mechanical	174.83	8,559.69	6,000.00	6,000.00
Repairs and Maintenance	452.03	18,460.66	12,700.00	12,700.00
Supplies	0.00	608.85	900.00	900.00
Water and Sewer	3,188.77	11,255.60	16,800.00	16,800.00
Total Building Expenses	8,613.13	86,656.52	88,700.00	88,700.00
GROUNDS EXPENSES				
Landscaping Maintenance	131.25	3,391.50	3,500.00	3,500.00
Landscaping Improvements	0.00	1,338.75	1,000.00	1,000.00
Total Grounds Expenses	131.25	4,730.25	4,500.00	4,500.00
TOTAL EXPENSES	12,083.33	131,154.57	135,355.00	135,355.00
Income Before Adjustments	653.74	22,926.98	9,000.00	9,000.00
Contingency Reserve Alloc't'n	750.00	9,000.00	9,000.00	9,000.00
SURPLUS/(DEFICIT)	\$ (96.26)	\$ 13,926.98	\$ 0.00	\$ 0.00

prepared by:

Condex Property Management Ltd.

SCHEDULE 'A'
STRATA PLAN VR380
MAINTENANCE FEES

April 1, 2014 - March 31, 2015

<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'
EXTERIOR EXCESS FUNDS
VR 380 'Landmark Caprice'

<u>Unit</u>	<u>S/L</u>		
<u>Number</u>	<u>No.</u>		
101	5	\$	1,750.64
102	4	\$	1,652.93
103	3	\$	1,799.49
104	1	\$	2,263.61
105	2	\$	2,214.76
201	19	\$	1,709.92
202	18	\$	1,669.21
203	17	\$	1,823.92
204	16	\$	1,685.50
205	15	\$	1,669.21
206	14	\$	1,652.93
207	13	\$	1,685.50
208	12	\$	1,783.21
209	11	\$	1,669.21
210	10	\$	1,669.21
211	9	\$	1,669.21
212	8	\$	1,832.06
213	7	\$	1,669.21
214	6	\$	1,726.21
301	33	\$	1,709.92
302	32	\$	1,669.21
303	31	\$	1,823.92
304	30	\$	1,685.50
305	29	\$	1,669.21

<u>Unit</u>	<u>S/L</u>		
<u>Number</u>	<u>No.</u>		
306	28	\$	1,652.93
307	27	\$	1,685.50
308	26	\$	1,783.21
309	25	\$	1,669.21
310	24	\$	1,669.21
311	23	\$	1,669.21
312	22	\$	1,832.06
313	21	\$	1,669.21
314	20	\$	1,726.21
401	47	\$	1,709.92
402	46	\$	1,669.21
403	45	\$	1,823.92
404	44	\$	1,685.50
405	43	\$	1,669.21
406	42	\$	1,652.93
407	41	\$	1,685.50
408	40	\$	1,783.21
409	39	\$	1,669.21
410	38	\$	1,669.21
411	37	\$	1,669.21
412	36	\$	1,832.06
413	35	\$	1,669.21
414	34	\$	1,726.21

Total **\$** 81,424.96

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

<u>Unit</u>	<u>S/L</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>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 'D'
INTERIOR UPGRADE OPTION 'TWO' - 2015
VR 380 'Landmark Caprice'

<u>Unit</u>	<u>S/L</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>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 'E'
LANDSCAPING COMPLETION
\$12,000 SPECIAL ASSESSMENT
VR 380 'Landmark Caprice'

<u>Unit</u>	<u>S/L</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>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



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) 210-2895 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 LANDMARK CAPRICE
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
SECTION I - PROPERTY (Revision July 1, 2012 GK)		
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
SECTION II - CRIME (Form 2110 01/2004)		
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
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 2294 03/2010)		
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
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY (Form D51100C (07/13))		
Claims Made Form (Including Property Manager).	Nil	\$ 5,000,000
SECTION V - BLANKET GLASS - Includes Lobby Glass (Form 4185 05/1992)		
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
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