

**RANCHO MANAGEMENT SERVICES  
(B.C.) LTD.**



**Property Management Specialists**  
6<sup>th</sup> Floor-1190 Hornby Street,  
Vancouver, B.C. V6Z 2K5  
Phone: (604) 684-4508  
Fax: (604) 684-1956  
[www.ranchovan.com](http://www.ranchovan.com)

August 6, 2013

**Owner(s) of "London Place"**  
Strata Plan LMS1757  
1177 Hornby Street  
Vancouver, B.C.

Dear Owner(s):

**Re: Strata Fee Schedules for Strata Corporation LMS1757**

Please find attached the minutes of the Annual General Meeting held on July 23, 2013, the strata fee schedule (no increase for Residential Section, 3.3% decrease for Commercial Section) and special levy schedule.

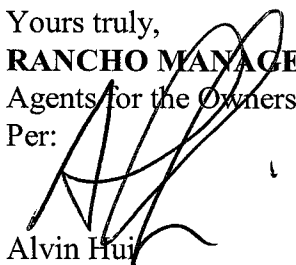
*The preferred method of paying your strata fees is the Pre-Authorized Debit Plan, whereby we can debit your account with your monthly Strata Fees and your Special Levy. If you would like to take advantage of this convenient way to pay your Strata Fees, please complete and return the enclosed form to our office to the attention of our Account Receivable Department.*

**Important Note:** *For those Owners already on the Pre-Authorized Debit Plan (P.A.D.), you do not have to submit the form again. Your Strata Fees will continue to be withdrawn from your account as well as the special levy due on September 1, 2013.*

**NOTE:** *Please be advised we recently launched myRanchoStrata wherein Owners will now have their own individual log-ins to view minutes, notices, and other strata-related documents online for the strata they own. Your new individual log-in will replace your current project user log-in. As such, if you have not registered yet for your individual log-in, please go to [www.ranchovan.com](http://www.ranchovan.com) and click on "Register Now for your new Log-in".*

If you have any questions with regards to the above and/or enclosed, please do not hesitate to contact the undersigned.

Yours truly,  
**RANCHO MANAGEMENT SERVICES (B.C.) LTD.**  
Agents for the Owners  
Per:

  
Alvin Hui  
Strata Agent  
Direct Line: (604) 331-4274  
Email: [ahui@ranchogroup.com](mailto:ahui@ranchogroup.com)

AH/cs  
Attach.  
2013\_LMS1757\_SF\_Notice

**LONDON PLACE  
STRATA CORPORATION LMS1757  
1177 Hornby Street  
Vancouver, BC V6Z 1B1**

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**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF  
“LONDON PLACE”, STRATA PLAN LMS1757, HELD IN THE AMENITY ROOM,  
GROUND FLOOR, 1177 HORNBY STREET VANCOUVER, BC ON  
TUESDAY, JULY 23, 2013 AT 7:00 P.M.**

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**IN ATTENDANCE:**

37 Owners were represented at the meeting (23 residential Owners in person, 11 residential Owners by proxy, 1 commercial Owner in person, and 2 commercial Owners by proxy)

**Representing Rancho Management Services (B.C.) Ltd.:**

Mr. Alvin Hui, Strata Agent

**1. CALL TO ORDER**

The Strata Council President Mr. Tom Attwood called the meeting to order at 7:34 p.m.

There were 23 residential Owners in person, 11 residential Owners by proxy, 1 commercial Owner in person (5.22 voting entitlement), and 2 commercial Owner by proxy (total of 5.65 voting entitlement) for a total of forty point one (40.1) eligible votes. The required Quorum was reached by the way of bylaw 39:

**39.**

*Notwithstanding section 48(3) of the Act, if within ½ hour from the time appointed for an annual or special general meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of members; but in any other case, the meeting shall stand adjourned for a further ½ hour from the time appointed and, if within one hour from the time appointed a quorum is not present for the meeting, the eligible voters present in person or by proxy shall constitute a quorum.*

Mr. Hui explained that by way of this bylaw, that all the owners present in person or by proxy constitute a quorum and thus the meeting could proceed as planned.

**2. CERTIFYING PROXIES AND ISSUING VOTING CARDS**

All proxies were declared certified and voting cards and ballots were distributed.

**3. ELECTION OF MEETING CHAIR**

The Strata Council had appointed Mr. Alvin Hui, Strata Agent, at Rancho Management to chair the meeting. There being no objections, it was moved to have Mr. Hui chair the remainder of the meeting.

4. **FILING PROOF OF NOTICE OF MEETING**

Mr. Alvin Hui advised that an Annual General Meeting notice had been sent out to all the Owners on June 24, 2013. It was **MOVED** (unit 1101) and **SECONDED** (unit 709) that the notice of the meeting dated June 24, 2013 be deemed to have been received in compliance with the notice of provisions in the *Strata Property Act*. **CARRIED** (unanimously).

5. **APPROVAL OF AGENDA**

It was **MOVED** (unit 709), **SECONDED** (unit 1101) and **CARRIED** (39.1 in favour, 1 opposed, 0 abstained) to approve the agenda as presented.

6. **A MOTION TO APPROVE THE October 1, 2012 SPECIAL GENERAL MEETING MINUTES**

Mr. Hui informed the General Membership that a copy of the minutes from last year's Special General Meeting was included in the agenda package for tonight's meeting.

There being no further changes, it was **MOVED** (unit 1101), **SECONDED** (unit 709) and **CARRIED** (39.1 in favour, 0 opposed, 1 abstained) to approve the October 1, 2012 Special General Meeting minutes as presented.

7. **REPORT ON COUNCIL ACTIVITIES AND DECISIONS**

a) **Window Washing:**

Mr. Hui noted that there was a back and forth dispute with BC Hydro over the flagging of the power lines. It was noted that the window cleaning for the entire building was finally completed. It was noted that the Council is still in discussion with BC Hydro in trying to obtain some compensation for the cost of the flagging.

b) **Elevator:**

It was noted that a Special General Meeting for the modernization of all four (4) elevators in the building will be held in the near future.

c) **Carpet Replacement:**

It was noted that the carpet replacement had been completed for the entire building.

Mr. Hui turned over the floor to the Strata Council President, Mr. Tom Attwood for further Council activities and decisions.

d) **Depreciation Report Update:**

Mr. Attwood informed the Owners that they are currently awaiting a report from the engineering company so that a draft depreciation report update can be submitted to Council for review. Once the report is complete the new strata council will then review it and determine the next courses of action.

7. **REPORT ON COUNCIL ACTIVITIES AND DECISIONS – CONT'D**

e) **Legal Cases:**

Mr. Attwood also informed the Owners that over the course of the past year the Strata Council had taken a number of Owners in severe arrears to small claims court. It was noted that these cases were a success.

8. **RATIFICATION OF RULES**

Mr. Hui presented to the Owners the current rules for the building. After discussion, it was **MOVED** (unit 505), **SECONDED** (unit 511) and **CARRIED** (unanimously) to approve the rules as presented.

9. **INSURANCE REPORT**

Mr. Hui informed the Owners that the Strata's insurance certificate from J.T. Insurance Services Ltd. was enclosed with the notice of meeting of June 24, 2013 as required by the *Strata Property Act*. Mr. Hui noted that the current insurance value was appraised at \$45,500,000 and reviewed the Strata's deductibles with the Owners. Mr. Hui advised all Owners that Owners should have their own insurance coverage for their individual strata lot. Mr. Hui noted Owners should consider specific coverage which includes improvements and betterments, rental insurance, liability insurance and content liability insurance, deductible chargeback insurance and loss assessment coverage.

*Owners were informed that the Strata Corporation's insurance policy only covers the original fixture installed in the strata lot, and that content or improvements made by the Owners themselves are excluded. Owners should also consider obtaining Investors and Liability Coverage as well. Owners are encouraged to consult with their own insurance company to determine if they have the appropriate coverage.*

Mr. Hui also informed any investor Owners to ensure that their Tenants have the proper insurance coverage.

The floor was then turned over to Mr. James Clay who discussed in further detail about loss assessment coverage and also about additional living expenses coverage. It was noted that the additional living expenses was not covered under the current Strata policy. Thus, Owners should ensure they have appropriate coverage for their strata lot.

After discussion, it was then **MOVED** (unit 1107) and **SECONDED** (unit 510) and **CARRIED** (unanimously) to accept the insurance report as presented.

10. **FINANCIAL REPORTS (RESIDENTIAL AND COMMERCIAL)**

After discussion, it was **MOVED** (unit 510) and **SECONDED** (unit 1204) and **CARRIED** (unanimously) to approve the financial statements for the periods ending February 28, 2013, for the Residential and Commercial as presented.

11. **PROPOSED 2013/2014 OPERATING BUDGET**

Mr. Hui noted that there was a 0% increase in the strata fees for the Residential units and a 3.3% decrease in the strata fees for the Commercial units. After discussion, it was **MOVED** (unit 1101), **SECONDED** (unit 401) and **CARRIED** (unanimously) to approve the operating budget for March 1, 2013 – February 28, 2014 as presented.

12. **¾ VOTE RESOLUTIONS**

a) **Resolution "A" – Residential Operating Surplus:**

**WHEREAS:**

1. The Owners, Strata Plan LMS1757 have incurred a Residential operating surplus of \$60,168 during the 2012/2013 fiscal year.
2. The Strata Corporation wishes to deposit half this amount (\$30,084) into the Contingency Reserve Fund in the 2013/2014 fiscal year.

**BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION THAT:**

1. The Owners of Strata Plan LMS1757 authorize the deposit of half of the surplus in the amount of \$30,084. Such expenditure is to be deposited into:
  - Contingency Reserve Fund for the 2013/2014 fiscal year.

After discussion, it was **MOVED** (unit 804) and **SECONDED** (unit 510) to approve the ¾ Vote Resolution as presented.

**MOTION CARRIED UNANIMOUSLY**

b) **Resolution "B" – Commercial Operating Deficit:**

**WHEREAS:**

1. The Owners, Strata Plan LMS1757 have incurred a Commercial operating deficit of \$3,027 during the 2012/2013 fiscal year.
2. In accordance with the Strata Property Act, the deficit must be eliminated.

**BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION THAT:**

1. The Owners from Commercial, Strata Plan LMS1757 authorize a special levy of \$3,027 to eliminate the Commercial operating deficit of \$3,027 due in one (1) installment September 1<sup>st</sup>, 2013.
2. The special levy will be payable by the Commercial Owners on record on the date of passing.

12. **¾ VOTE RESOLUTIONS – CONT'D**

b) **Resolution "B" – Commercial Operating Deficit: - Cont'd**

3. The attached special levy will be assessed in accordance with the schedule of unit entitlement (see attached.)

After discussion, it was **MOVED** (unit MAIN-1177 Hornby) and **SECONDED** (unit MAIN-1177 Hornby) to approve the ¾ Vote Resolution as presented.

**MOTION CARRIED UNANIMOUSLY**

c) **Resolution "C" – Bylaw Amendments/Additions:**

**WHERE AS:**

1. The Strata Corporation LMS1757 wishes to amend the following proposed bylaws.

**BE IT RESOLVED by a ¾ Vote of the Owners, Strata Plan LMS1757, "London Place", THAT**

1. The Owners, Strata Plan LMS1757, adopt the attached proposed bylaws to be effective after the April 30, 2013 Annual General Meeting.

An error was noted in the above noted resolution C and was amended to read as follows:

1. The Owners, Strata Plan LMS1757, adopt the attached proposed bylaws to be effective after the July 23, 2013 Annual General Meeting.

The bylaws were then voted on one at a time:

**NEW BYLAW**

**Payment of strata fees**

1

- (3) *The strata corporation will apply any monies received from a strata lot owner against any amounts owing by the owner or by any tenant, occupant or visitor of the owner's strata lot in the following order:*

- (a) *finest;*
- (b) *insurance deductibles;*
- (c) *any other charges arising from a bylaw infraction, including uninsured damage costs;*
- (d) *special levies;*
- (e) *strata fees.*

12. **¾ VOTE RESOLUTIONS – CONT'D**

c) **Resolution "C" – Bylaw Amendments/Additions: - Cont'd**

- (4) *The strata corporation will proceed with foreclosure of a strata lot that owes \$4,000 or more in strata fee payments.*
- (5) *If an owner is late in paying his or her strata fees, the owner must pay to the Strata Corporation interest on the late payment in the amount of 10% per annum compounded annually, and allocated on a monthly basis commencing the date the payment was due and continuing until the last day of the month in which it is paid.*

After discussion, it was **MOVED** (unit 1101) and **SECONDED** (unit 508) to approve the ¾ Vote Resolution as presented.

**MOTION CARRIED UNANIMOUSLY**

**CURRENT BYLAW**

**Use of property**

3

- (4) (1) "Pets" shall, for the purpose of the bylaws, mean dogs, cats, or other small animals commonly kept as pets, and shall not include any animals that are inherently dangerous, with the exception of guide dogs for the handicapped. A maximum of two (2) animals per Strata Lot will be permitted, only one of which may be a dog.

**PROPOSED NEW BYLAW**

**Use of property**

3

- (4) (1) "Pets" shall, for the purpose of the bylaws, mean dogs, cats, or other small animals commonly kept as pets, and shall not include any animals that are inherently dangerous, with the exception of guide dogs for the handicapped. A maximum of two (2) animals per Strata Lot will be permitted.

After discussion, it was **MOVED** (unit 709) and **SECONDED** (unit 401) to approve the ¾ Vote Resolution as presented.

**MOTION DEFEATED (14 in favour, 17 opposed, 9.1 abstained)**

**NEW BYLAW**

**Use of property**

3

- (5) An owner, tenant, or occupant must not:

12. **¾ VOTE RESOLUTIONS – CONT'D**

c) **Resolution "C" – Bylaw Amendments/Additions: - Cont'd**

- (s) *place any mats on common property.*
- (t) *use their strata lot purposes other than as a residence.*

There was a **MOTION** (unit 505) for amendment, **SECONDED** (unit 611) to amend the bylaw to read:

- (t) *use their strata lot for purposes other than as a residence.*

After discussion, it was **MOVED** (unit 611) and **SECONDED** (unit 1204) to approve the ¾ Vote Resolution as amended.

**MOTION CARRIED UNANIMOUSLY**

**NEW BYLAW**

**Use of property**

**3**

- (6)(1) *Every owner, tenant or occupant must use his/her key FOB to enter or exit the building including lobby door, parkade door, parkade gate, etc.*
- (2) *Following or allowing another person into the building without using each individual key FOB is not permitted. Individuals who know each other by name and suite number may enter together.*
- (3) *Every owner, tenant or occupant must come to a complete stop and wait for the parkade gate to close when entering or exiting the parkade. Owners caught violating this rule will be subject to fines.*

After discussion, it was **MOVED** (unit 1101) and **SECONDED** (unit 508) to approve the ¾ Vote Resolution as amended.

**MOTION CARRIED UNANIMOUSLY**

**CURRENT BYLAW**

**Obtain approval before altering a strata lot**

**5**

- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.



12. **¾ VOTE RESOLUTIONS – CONT'D**

c) **Resolution "C" – Bylaw Amendments/Additions: - Cont'd**

**PROPOSED NEW BYLAW**

**Obtain approval before altering a strata lot**

**5**

- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration *and to provide, at the request of the Strata Corporation, evidence of appropriate insurance coverage relation to the alteration.*

After discussion, it was **MOVED** (unit 1101) and **SECONDED** (unit 508) to approve the ¾ Vote Resolution as amended.

**MOTION CARRIED UNANIMOUSLY**

**NEW BYLAW**

**Obtain approval before altering a strata lot**

**5**

- (5) *An owner, tenant, or occupant must pay a refundable damage deposit of \$500.00 upon approval by the strata corporation prior to the commencement of any renovations or alterations and any expenses incurred by the strata corporation attributable to the owner and all fines levied will be deducted from the deposit.*

There was a **MOTION** (unit 611) for amendment, **SECONDED** (unit 401) to amend the bylaw to read:

- (5) *An owner, tenant, or occupant must pay a refundable damage deposit of \$500.00 upon approval by the strata corporation prior to the commencement of any renovations or alterations and any expenses incurred by the strata corporation attributable to the owner and all fines levied will be deducted from the deposit. Upon confirmation from the owner that the renovations are complete, the refundable damage deposit must be returned within five (5) business days given there are no damages to the common property.*

After discussion, it was **MOVED** (unit 611) and **SECONDED** (unit 401) to approve the ¾ Vote Resolution as amended.

**MOTION CARRIED UNANIMOUSLY**

12. **¾ VOTE RESOLUTIONS – CONT'D**

c) **Resolution "C" – Bylaw Amendments/Additions: - Cont'd**

**CURRENT BYLAW**

**Division 4 -- Enforcement of Bylaws and Rules**

**Maximum fine**

**23**

- (3) Each owner and tenant is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation as provided for in the Act or these bylaws, and if the owner or tenant fails to pay any money so owing within 15 days after each date such money becomes due, the owner or tenant will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of \$10.00, and if such default continues for a further 15 days, an additional fine of \$25.00 will be levied against and paid by the owner or tenant, as the case may be, and for each additional month such default continues, an additional fine of \$25.00 will be levied against and paid by the owner or tenant.

**PROPOSED NEW BYLAW**

**Division 4 -- Enforcement of Bylaws and Rules**

**Maximum fine**

**23**

- (3) Each owner and tenant is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation as provided for in the Act or these bylaws, and if the owner or tenant fails to pay any money so owing within 15 days after each date such money becomes due, the owner or tenant will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of **\$50.00**, and if such default continues for a further 15 days, an additional fine of **\$50.00** will be levied against and paid by the owner or tenant, as the case may be, and for each additional month such default continues, an additional fine of **\$50.00** will be levied against and paid by the owner or tenant.

After discussion, it was **MOVED** (unit 1101) and **SECONDED** (unit 508) to approve the ¾ Vote Resolution as presented.

**MOTION CARRIED UNANIMOUSLY**

12. **¾ VOTE RESOLUTIONS – CONT'D**

c) **Resolution "C" – Bylaw Amendments/Additions: - Cont'd**

**NEW BYLAW**

**Move In/Move Out**

**35**

- (12) *An owner/tenant will require to pay a refundable damage deposit of \$500 for each move in and for each move out 72 hours before the move in or move out date, and the strata council may deduct from a deposit any expenses incurred by it and any fines levied in relation to the move in or move out.*

There was a **MOTION** (unit 606) for amendment, **SECONDED** (unit 1105) to amend the bylaw to read:

- (12) *An owner/tenant will be required to pay a refundable damage deposit of \$500 to be held in trust for each move in and for each move out 72 hours before the move in or move out date, and the strata council may deduct from a deposit any expenses incurred by it and any fines levied in relation to the move in or move out. Upon satisfactory inspection of the Building Manager, the cheque will be returned within five (5) business days.*

After discussion, it was **MOVED** (unit 606) and **SECONDED** (unit 1105) to approve the ¾ Vote Resolution as amended.

**MOTION CARRIED (39.1 in favour, 0 opposed, 1 abstained)**

d) **Resolution "D" – Installing Additional Cameras:**

**WHERE AS:**

1. The Strata's is in need of additional cameras throughout the building for security purposes
2. The Strata Corporation LMS1757 proposes that the full amount of \$3,532.44 be expensed by way of special levy.

**BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION THAT:**

1. The Owners, Strata Plan LMS1757, approve a special levy in the sum of \$3,532.44 due in one (1) installment September 1<sup>st</sup> 2013.
2. The special levy will be payable by the Owners on record on the date of passing.

12. **¾ VOTE RESOLUTIONS – CONT'D**

d) **Resolution "D" – Installing Additional Cameras: - Cont'd**

3. The attached special levy will be assessed in accordance with the schedule of unit entitlement

After discussion, it was **MOVED** (unit 1101) and **SECONDED** (unit 709) to approve the ¾ Vote Resolution as presented.

**MOTION CARRIED (30.1 in favour, 2 opposed, 8 abstained)**

13. **NEW BUSINESS**

a) **Bike Rack:**

Mr. Hui presented to the Owners a proposal to install bike racks in the parking stalls. After discussion, it was agreed by the Owners to have a bike rack installed with the design and configuration to be set by the new Strata Council. Mr. Hui noted that Owners will be notified via memo with further instructions on how they can go about in installing their own bike rack in their parkade stall.

b) **Elevators and Emergency Procedures:**

An Owner noted concerns of the past year's incident where the elevators were not working. The Owner noted that there was no way for him to get up to his unit as there was an issue that prevented him from having any means to go up to his unit. The Strata Council noted that they would look into setting up if possible an account with the nearby hotel and also have a contingency plan for Owners with such disabilities. Mr. Hui also noted that an emergency assistance form will be sent out to all Owners and added to the fire plan for the building. The new Strata Council will review this in further detail at the next Strata Council Meeting.

c) **Burrard Hotel:**

An Owner addressed noise concerns with the Burrard Hotel stating that there were numerous noise complaints stemming from the particular establishment. The Owner noted that the best course of action would be to call the police and City of Vancouver at the 311 hotline to inform the police and the city that the Owners would not tolerate such noise from the Burrard Hotel. Thus, it was suggested that all Owners affected by this particular scenario contact the police and City of Vancouver to voice their displeasure.

d) **Appreciation:**

Council would like to express the gratitude and appreciation to the following owners and staff of London Place:

- i) Mark Price – our landscaper.
- ii) Marcel and Marlene Villeneuve – who have volunteered to assist Mark Price to maintain the plantings for the landscaping.
- iii) Errol Krem – for his continuing and varied support around the building which is greatly valued.
- iv) Calvin Gregor – our Resident Manager and his continued good work for all the owners.

14. **RESIGNATION & ELECTION OF STRATA COUNCIL MEMBERS FOR 2013/2014**

Mr. Hui informed the Owners that at the end of every year the current Strata Council must resign and a new Strata Council must be elected. Mr. Hui and all the Owners thanked all the Council members for their time and efforts devoted to the building over the past year. At this point the Owners gave a loud round of applause to all the Strata Council Members present.

It was **MOVED** (unit 611), **SECONDED**, (unit 504) to select Council Members by the way of volunteers.

**MOTION CARRIED UNANIMOUSLY**

The following Owners volunteered to serve on the Council for 2013/2014.

Tom Attwood (SL 56)  
Jeff Somerville (SL 62)  
Kevin Johnston (SL 109)

Holly Andrews (SL 132)  
Jelena Antic (SL 125)  
James Clay (COMM)

There being no other volunteers, it was **MOVED** (unit 709), **SECONDED** (unit 401) to declare the above members duly elected.

**MOTION CARRIED UNANIMOUSLY**

15. **NEXT MEETING**

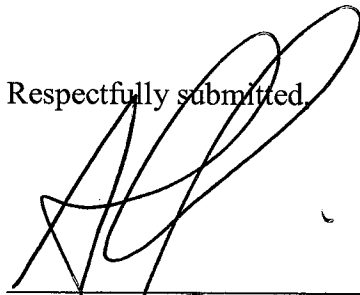
The next meeting is a **Strata Council Meeting**, the date is to be determined.

16. **TERMINATION**

There being no other business to discuss, it was **MOVED** (unit MAIN), **SECONDED**, (unit 611) to terminate the meeting at 9:44 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,



Alvin Hui, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
6<sup>th</sup> Floor - 1190 Hornby Street, Vancouver, BC, V6Z 2K5  
Phone: 684-4508 (**24 HOUR EMERGENCY SERVICES**)  
Direct Line: (604) 331-4274  
E-mail: [ahui@ranchogroup.com](mailto:ahui@ranchogroup.com)

### RANCHO'S INTERNET SITE

Please be advised we recently launched myRanchoStrata wherein Owners will now have their own individual log-ins to view minutes, notices, and other strata-related documents online for the strata they own. Your new individual log-in will replace your current project user log-in. As such, if you have not registered yet for your individual log-in, please go to [www.ranchovan.com](http://www.ranchovan.com) and click on "Register Now for your new Log-In".

**STRATA PLAN LMS1757**  
**"LONDON PLACE"**  
**APPROVED 2013/2014 STRATA FEE SCHEDULE**  
*Effective - March 1st, 2013*

SUITE NO.	STRATA LOT	UNIT ENTITLE.	TOWER OPER FUND CONTRIBUTION	TOWER CRF FUND CONTRIBUTION	LOW RISE OPER FUND CONTRIBUTION	LOW RISE CRF FUND CONTRIBUTION	MONTHLY STRATA FEE
<b>RESIDENTIAL - TOWER</b>							
201	10	582	\$ 266.03	\$ 28.42			\$ 294.45
202	11	583	\$ 266.49	\$ 28.47			\$ 294.96
203	12	605	\$ 276.55	\$ 29.54			\$ 306.09
204	13	656	\$ 299.86	\$ 32.03			\$ 331.89
205	14	621	\$ 283.86	\$ 30.32			\$ 314.18
206	1	621	\$ 283.86	\$ 30.32			\$ 314.18
207	2	656	\$ 299.86	\$ 32.03			\$ 331.89
208	3	605	\$ 276.55	\$ 29.54			\$ 306.09
209	4	583	\$ 266.49	\$ 28.47			\$ 294.96
210	5	582	\$ 266.03	\$ 28.42			\$ 294.45
211	6	656	\$ 299.86	\$ 32.03			\$ 331.89
212	7	621	\$ 283.86	\$ 30.32			\$ 314.18
213	8	621	\$ 283.86	\$ 30.32			\$ 314.18
214	9	656	\$ 299.86	\$ 32.03			\$ 331.89
301	24	582	\$ 266.03	\$ 28.42			\$ 294.45
302	25	583	\$ 266.49	\$ 28.47			\$ 294.96
303	26	605	\$ 276.55	\$ 29.54			\$ 306.09
304	27	656	\$ 299.86	\$ 32.03			\$ 331.89
305	28	621	\$ 283.86	\$ 30.32			\$ 314.18
306	15	621	\$ 283.86	\$ 30.32			\$ 314.18
307	16	656	\$ 299.86	\$ 32.03			\$ 331.89
308	17	605	\$ 276.55	\$ 29.54			\$ 306.09
309	18	583	\$ 266.49	\$ 28.47			\$ 294.96
310	19	582	\$ 266.03	\$ 28.42			\$ 294.45
311	20	656	\$ 299.86	\$ 32.03			\$ 331.89
312	21	621	\$ 283.86	\$ 30.32			\$ 314.18
313	22	621	\$ 283.86	\$ 30.32			\$ 314.18
314	23	656	\$ 299.86	\$ 32.03			\$ 331.89
401	38	583	\$ 266.49	\$ 28.47			\$ 294.96
402	39	586	\$ 267.86	\$ 28.61			\$ 296.47
403	40	606	\$ 277.00	\$ 29.59			\$ 306.59
404	41	656	\$ 299.86	\$ 32.03			\$ 331.89
405	42	623	\$ 284.78	\$ 30.42			\$ 315.19
406	29	623	\$ 284.78	\$ 30.42			\$ 315.19
407	30	656	\$ 299.86	\$ 32.03			\$ 331.89
408	31	605	\$ 276.55	\$ 29.54			\$ 306.09
409	32	583	\$ 266.49	\$ 28.47			\$ 294.96
410	33	582	\$ 266.03	\$ 28.42			\$ 294.45
411	34	656	\$ 299.86	\$ 32.03			\$ 331.89
412	35	623	\$ 284.78	\$ 30.42			\$ 315.19
413	36	623	\$ 284.78	\$ 30.42			\$ 315.19
414	37	656	\$ 299.86	\$ 32.03			\$ 331.89
501	52	582	\$ 266.03	\$ 28.42			\$ 294.45
502	53	583	\$ 266.49	\$ 28.47			\$ 294.96
503	54	605	\$ 276.55	\$ 29.54			\$ 306.09
504	55	656	\$ 299.86	\$ 32.03			\$ 331.89
505	56	623	\$ 284.78	\$ 30.42			\$ 315.19
506	43	623	\$ 284.78	\$ 30.42			\$ 315.19
507	44	656	\$ 299.86	\$ 32.03			\$ 331.89
508	45	605	\$ 276.55	\$ 29.54			\$ 306.09
509	46	583	\$ 266.49	\$ 28.47			\$ 294.96
510	47	582	\$ 266.03	\$ 28.42			\$ 294.45
511	48	656	\$ 299.86	\$ 32.03			\$ 331.89
512	49	623	\$ 284.78	\$ 30.42			\$ 315.19
513	50	623	\$ 284.78	\$ 30.42			\$ 315.19
514	51	656	\$ 299.86	\$ 32.03			\$ 331.89
601	66	582	\$ 266.03	\$ 28.42			\$ 294.45
602	67	583	\$ 266.49	\$ 28.47			\$ 294.96

**STRATA PLAN LMS1757**  
**"LONDON PLACE"**  
**APPROVED 2013/2014 STRATA FEE SCHEDULE**  
*Effective - March 1st, 2013*

SUITE NO.	STRATA LOT	UNIT ENTITLE.	TOWER OPER FUND CONTRIBUTION	TOWER CRF FUND CONTRIBUTION	LOW RISE OPER FUND CONTRIBUTION	LOW RISE CRF FUND CONTRIBUTION	MONTHLY STRATA FEE
603	68	605	\$ 276.55	\$ 29.54			\$ 306.09
604	69	656	\$ 299.86	\$ 32.03			\$ 331.89
605	70	623	\$ 284.78	\$ 30.42			\$ 315.19
606	57	623	\$ 284.78	\$ 30.42			\$ 315.19
607	58	656	\$ 299.86	\$ 32.03			\$ 331.89
608	59	605	\$ 276.55	\$ 29.54			\$ 306.09
609	60	583	\$ 266.49	\$ 28.47			\$ 294.96
610	61	582	\$ 266.03	\$ 28.42			\$ 294.45
611	62	656	\$ 299.86	\$ 32.03			\$ 331.89
612	63	623	\$ 284.78	\$ 30.42			\$ 315.19
613	64	623	\$ 284.78	\$ 30.42			\$ 315.19
614	65	656	\$ 299.86	\$ 32.03			\$ 331.89
701	80	582	\$ 266.03	\$ 28.42			\$ 294.45
702	81	583	\$ 266.49	\$ 28.47			\$ 294.96
703	82	605	\$ 276.55	\$ 29.54			\$ 306.09
704	83	656	\$ 299.86	\$ 32.03			\$ 331.89
705	84	623	\$ 284.78	\$ 30.42			\$ 315.19
706	71	623	\$ 284.78	\$ 30.42			\$ 315.19
707	72	656	\$ 299.86	\$ 32.03			\$ 331.89
708	73	605	\$ 276.55	\$ 29.54			\$ 306.09
709	74	583	\$ 266.49	\$ 28.47			\$ 294.96
710	75	582	\$ 266.03	\$ 28.42			\$ 294.45
711	76	656	\$ 299.86	\$ 32.03			\$ 331.89
712	77	623	\$ 284.78	\$ 30.42			\$ 315.19
713	78	623	\$ 284.78	\$ 30.42			\$ 315.19
714	79	656	\$ 299.86	\$ 32.03			\$ 331.89
801	94	582	\$ 266.03	\$ 28.42			\$ 294.45
802	95	583	\$ 266.49	\$ 28.47			\$ 294.96
803	96	605	\$ 276.55	\$ 29.54			\$ 306.09
804	97	656	\$ 299.86	\$ 32.03			\$ 331.89
805	98	623	\$ 284.78	\$ 30.42			\$ 315.19
806	85	623	\$ 284.78	\$ 30.42			\$ 315.19
807	86	656	\$ 299.86	\$ 32.03			\$ 331.89
808	87	605	\$ 276.55	\$ 29.54			\$ 306.09
809	88	583	\$ 266.49	\$ 28.47			\$ 294.96
810	89	582	\$ 266.03	\$ 28.42			\$ 294.45
811	90	656	\$ 299.86	\$ 32.03			\$ 331.89
812	91	623	\$ 284.78	\$ 30.42			\$ 315.19
813	92	623	\$ 284.78	\$ 30.42			\$ 315.19
814	93	656	\$ 299.86	\$ 32.03			\$ 331.89
901	108	582	\$ 266.03	\$ 28.42			\$ 294.45
902	109	583	\$ 266.49	\$ 28.47			\$ 294.96
903	110	605	\$ 276.55	\$ 29.54			\$ 306.09
904	111	656	\$ 299.86	\$ 32.03			\$ 331.89
905	112	623	\$ 284.78	\$ 30.42			\$ 315.19
906	99	623	\$ 284.78	\$ 30.42			\$ 315.19
907	100	656	\$ 299.86	\$ 32.03			\$ 331.89
908	101	605	\$ 276.55	\$ 29.54			\$ 306.09
909	102	583	\$ 266.49	\$ 28.47			\$ 294.96
910	103	582	\$ 266.03	\$ 28.42			\$ 294.45
911	104	656	\$ 299.86	\$ 32.03			\$ 331.89
912	105	623	\$ 284.78	\$ 30.42			\$ 315.19
913	106	623	\$ 284.78	\$ 30.42			\$ 315.19
914	107	656	\$ 299.86	\$ 32.03			\$ 331.89
1001	113	1039	\$ 474.93	\$ 50.73			\$ 525.66
1002	114	1000	\$ 457.10	\$ 48.83			\$ 505.93
1003	115	1039	\$ 474.93	\$ 50.73			\$ 525.66
1004	116	957	\$ 437.45	\$ 46.73			\$ 484.17
1005	117	1032	\$ 471.73	\$ 50.39			\$ 522.12



**STRATA PLAN LMS1757**  
**"LONDON PLACE"**  
**APPROVED 2013/2014 STRATA FEE SCHEDULE**  
*Effective - March 1st, 2013*

SUITE NO.	STRATA LOT	UNIT ENTITLE.	TOWER OPER FUND CONTRIBUTION	TOWER CRF FUND CONTRIBUTION	LOW RISE OPER FUND CONTRIBUTION	LOW RISE CRF FUND CONTRIBUTION	MONTHLY STRATA FEE
1006	118	1000	\$ 457.10	\$ 48.83			\$ 505.93
1007	119	1032	\$ 471.73	\$ 50.39			\$ 522.12
1008	120	957	\$ 437.45	\$ 46.73			\$ 484.17
1101	121	1039	\$ 474.93	\$ 50.73			\$ 525.66
1102	122	1000	\$ 457.10	\$ 48.83			\$ 505.93
1103	123	1039	\$ 474.93	\$ 50.73			\$ 525.66
1104	124	957	\$ 437.45	\$ 46.73			\$ 484.17
1105	125	1032	\$ 471.73	\$ 50.39			\$ 522.12
1106	126	1000	\$ 457.10	\$ 48.83			\$ 505.93
1107	127	1032	\$ 471.73	\$ 50.39			\$ 522.12
1108	128	957	\$ 437.45	\$ 46.73			\$ 484.17
1201	129	1039	\$ 474.93	\$ 50.73			\$ 525.66
1202	130	1000	\$ 457.10	\$ 48.83			\$ 505.93
1203	131	1039	\$ 474.93	\$ 50.73			\$ 525.66
1204	132	957	\$ 437.45	\$ 46.73			\$ 484.17
1205	133	1032	\$ 471.73	\$ 50.39			\$ 522.12
1206	134	1000	\$ 457.10	\$ 48.83			\$ 505.93
1207	135	1032	\$ 471.73	\$ 50.39			\$ 522.12
1208	136	957	\$ 437.45	\$ 46.73			\$ 484.17
MEZZ 1 [101]	142	550	\$ 251.41	\$ 26.85			\$ 278.26
MEZZ 2 [102]	141	751	\$ 343.28	\$ 36.67			\$ 379.95
1401	138	922	\$ 421.45	\$ 45.02			\$ 466.47
1402	137	1012	\$ 462.59	\$ 49.41			\$ 512.00
1403	140	931	\$ 425.56	\$ 45.46			\$ 471.02
1404	139	566	\$ 258.72	\$ 27.64			\$ 286.36
<b>TOTAL FOR RESIDENTIAL - TOWER</b>		<b>98137</b>	<b>\$ 44,858.75</b>	<b>\$ 4,791.67</b>			<b>\$ 49,650.42</b>
<b>COMMERCIAL - LOW RISE</b>							
1177 Hornby, Main Floor	143	3626			\$ 1,092.78	\$ 109.33	\$ 1,202.11
903 DAVIE	144	1356			\$ 408.66	\$ 40.89	\$ 449.55
925 DAVIE	145	390			\$ 117.54	\$ 11.76	\$ 129.29
921 DAVIE	146	270			\$ 81.37	\$ 8.14	\$ 89.51
917 DAVIE	147	662			\$ 199.51	\$ 19.96	\$ 219.47
913 DAVIE	148	724			\$ 218.19	\$ 21.83	\$ 240.02
909 DAVIE	149	987			\$ 297.45	\$ 29.76	\$ 327.21
<b>TOTAL FOR COMMERCIAL - LOW RISE</b>		<b>8015</b>			<b>\$ 2,415.50</b>	<b>\$ 241.67</b>	<b>\$ 2,657.17</b>
<b>TOTAL</b>		<b>106152</b>	<b>\$ 44,858.75</b>	<b>\$ 4,791.67</b>	<b>\$ 2,415.50</b>	<b>\$ 241.67</b>	<b>\$ 52,307.58</b>

Resolution "B"  
STRATA PLAN LMS1757  
"LONDON PLACE"

APPROVED 2013 SPECIAL LEVY SCHEDULE

***To Cover 2012/13 Commercial Operating Deficit - \$3,027***

SUITE NO.	STRATA LOT	UNIT ENTITLE.	AMOUNT DUE ON SEPTEMBER 1ST, 2013
<b>COMMERCIAL - LOW RISE</b>			
1177 Hornby, Main Floor	143	3626	\$ 1,369.42
903 DAVIE	144	1356	\$ 512.12
925 DAVIE	145	390	\$ 147.29
921 DAVIE	146	270	\$ 101.97
917 DAVIE	147	662	\$ 250.02
913 DAVIE	148	724	\$ 273.43
909 DAVIE	149	987	\$ 372.76
<b>TOTAL</b>		<b>8015</b>	<b>\$ 3,027.00</b>

Resolution "D"  
STRATA PLAN LMS1757  
"LONDON PLACE"

APPROVED 2013 SPECIAL LEVY SCHEDULE

***Installation of Additional Cameras - \$3,532.44***

SUITE NO.	STRATA LOT	UNIT ENTITLE.	AMOUNT DUE ON SEPTEMBER 1ST, 2013
<b>RESIDENTIAL - TOWER</b>			
201	10	582	\$ 19.37
202	11	583	\$ 19.40
203	12	605	\$ 20.13
204	13	656	\$ 21.83
205	14	621	\$ 20.67
206	1	621	\$ 20.67
207	2	656	\$ 21.83
208	3	605	\$ 20.13
209	4	583	\$ 19.40
210	5	582	\$ 19.37
211	6	656	\$ 21.83
212	7	621	\$ 20.67
213	8	621	\$ 20.67
214	9	656	\$ 21.83
301	24	582	\$ 19.37
302	25	583	\$ 19.40
303	26	605	\$ 20.13
304	27	656	\$ 21.83
305	28	621	\$ 20.67
306	15	621	\$ 20.67
307	16	656	\$ 21.83
308	17	605	\$ 20.13
309	18	583	\$ 19.40
310	19	582	\$ 19.37
311	20	656	\$ 21.83
312	21	621	\$ 20.67
313	22	621	\$ 20.67
314	23	656	\$ 21.83
401	38	583	\$ 19.40
402	39	586	\$ 19.50
403	40	606	\$ 20.17
404	41	656	\$ 21.83
405	42	623	\$ 20.73
406	29	623	\$ 20.73
407	30	656	\$ 21.83
408	31	605	\$ 20.13
409	32	583	\$ 19.40
410	33	582	\$ 19.37
411	34	656	\$ 21.83
412	35	623	\$ 20.73
413	36	623	\$ 20.73
414	37	656	\$ 21.83
501	52	582	\$ 19.37
502	53	583	\$ 19.40
503	54	605	\$ 20.13
504	55	656	\$ 21.83
505	56	623	\$ 20.73
506	43	623	\$ 20.73
507	44	656	\$ 21.83
508	45	605	\$ 20.13
509	46	583	\$ 19.40
510	47	582	\$ 19.37
511	48	656	\$ 21.83
512	49	623	\$ 20.73

Resolution "D"  
STRATA PLAN LMS1757  
"LONDON PLACE"

APPROVED 2013 SPECIAL LEVY SCHEDULE

***Installation of Additional Cameras - \$3,532.44***

SUITE NO.	STRATA LOT	UNIT ENTITLE.	AMOUNT DUE ON SEPTEMBER 1ST, 2013
513	50	623	\$ 20.73
514	51	656	\$ 21.83
601	66	582	\$ 19.37
602	67	583	\$ 19.40
603	68	605	\$ 20.13
604	69	656	\$ 21.83
605	70	623	\$ 20.73
606	57	623	\$ 20.73
607	58	656	\$ 21.83
608	59	605	\$ 20.13
609	60	583	\$ 19.40
610	61	582	\$ 19.37
611	62	656	\$ 21.83
612	63	623	\$ 20.73
613	64	623	\$ 20.73
614	65	656	\$ 21.83
701	80	582	\$ 19.37
702	81	583	\$ 19.40
703	82	605	\$ 20.13
704	83	656	\$ 21.83
705	84	623	\$ 20.73
706	71	623	\$ 20.73
707	72	656	\$ 21.83
708	73	605	\$ 20.13
709	74	583	\$ 19.40
710	75	582	\$ 19.37
711	76	656	\$ 21.83
712	77	623	\$ 20.73
713	78	623	\$ 20.73
714	79	656	\$ 21.83
801	94	582	\$ 19.37
802	95	583	\$ 19.40
803	96	605	\$ 20.13
804	97	656	\$ 21.83
805	98	623	\$ 20.73
806	85	623	\$ 20.73
807	86	656	\$ 21.83
808	87	605	\$ 20.13
809	88	583	\$ 19.40
810	89	582	\$ 19.37
811	90	656	\$ 21.83
812	91	623	\$ 20.73
813	92	623	\$ 20.73
814	93	656	\$ 21.83
901	108	582	\$ 19.37
902	109	583	\$ 19.40
903	110	605	\$ 20.13
904	111	656	\$ 21.83
905	112	623	\$ 20.73
906	99	623	\$ 20.73
907	100	656	\$ 21.83
908	101	605	\$ 20.13
909	102	583	\$ 19.40
910	103	582	\$ 19.37
911	104	656	\$ 21.83

Resolution "D"  
STRATA PLAN LMS1757  
"LONDON PLACE"

APPROVED 2013 SPECIAL LEVY SCHEDULE

***Installation of Additional Cameras - \$3,532.44***

SUITE NO.	STRATA LOT	UNIT ENTITLE.	AMOUNT DUE ON SEPTEMBER 1ST, 2013	
912	105	623	\$	20.73
913	106	623	\$	20.73
914	107	656	\$	21.83
1001	113	1039	\$	34.57
1002	114	1000	\$	33.28
1003	115	1039	\$	34.57
1004	116	957	\$	31.85
1005	117	1032	\$	34.34
1006	118	1000	\$	33.28
1007	119	1032	\$	34.34
1008	120	957	\$	31.85
1101	121	1039	\$	34.57
1102	122	1000	\$	33.28
1103	123	1039	\$	34.57
1104	124	957	\$	31.85
1105	125	1032	\$	34.34
1106	126	1000	\$	33.28
1107	127	1032	\$	34.34
1108	128	957	\$	31.85
1201	129	1039	\$	34.57
1202	130	1000	\$	33.28
1203	131	1039	\$	34.57
1204	132	957	\$	31.85
1205	133	1032	\$	34.34
1206	134	1000	\$	33.28
1207	135	1032	\$	34.34
1208	136	957	\$	31.85
MEZZ 1 [101]	142	550	\$	18.30
MEZZ 2 [102]	141	751	\$	24.99
1401	138	922	\$	30.68
1402	137	1012	\$	33.68
1403	140	931	\$	30.98
1404	139	566	\$	18.83
<b>TOTAL FOR RESIDENTIAL - TOWER</b>		<b>98137</b>	<b>\$</b>	<b>3,265.72</b>
<b>COMMERCIAL - LOW RISE</b>				
1177 Hornby, Main Floor	143	3626	\$	120.66
903 DAVIE	144	1356	\$	45.12
925 DAVIE	145	390	\$	12.98
921 DAVIE	146	270	\$	8.98
917 DAVIE	147	662	\$	22.03
913 DAVIE	148	724	\$	24.09
909 DAVIE	149	987	\$	32.84
<b>TOTAL FOR COMMERCIAL - LOW RISE</b>		<b>8015</b>	<b>\$</b>	<b>266.72</b>
<b>TOTAL</b>		<b>106152</b>	<b>\$</b>	<b>3,532.44</b>

## Pre-Authorized Debit (PAD) Plan – Strata

**FAX: (604) 684-1956**

**ATTACH VOID  
CHEQUE HERE**

STRATA PLAN: \_\_\_\_\_

STRATA LOT NO.: \_\_\_\_\_

UNIT NO.: \_\_\_\_\_

1. I/We hereby authorize Rancho Management Services (B.C.) Ltd. on behalf of our Strata Corporation to begin deductions effective \_\_\_\_\_ as per my/our instructions for the following:
  - a) Recurring monthly operating fee(s)/authorized charges (parking, etc) and/or one-time fee(s)/charges adjustments as voted upon and passed by the general membership of the Strata Corporation from time to time.
  - b) Authorized one-time or sporadic debits.
  - c) Any fines, penalties, and special levy fee(s) up to \$1,000.00 as assessed according to the Strata Corporation Bylaws and Rules and Regulations.These above mentioned fee(s)/charges will be debited to my/our specified account on the 1<sup>st</sup> day of every month.
2. I/We undertake to inform Rancho Management Services (B.C.) Ltd. of any change in the account or address information provided in this authorization before the fifteenth day of the month.
3. I/We acknowledge that delivery of the authorization to Rancho Management Services (B.C.) Ltd. constitutes delivery by me/us to the financial institution below.
4. This authority is to remain in effect until Rancho Management Services (B.C.) Ltd. has received written notification from me/us of its change or termination. This notification must be received within 15 days before the next debit is scheduled at the address provided below. I/We may obtain a sample cancellation form, or more information on my/our right to cancel a PAD Agreement at my/our financial institution or by visiting [www.cdnpay.ca](http://www.cdnpay.ca).
5. Rancho Management Services (B.C.) Ltd. may not assign this authorization, whether directly or indirectly, by operation of law, change of control or otherwise, without providing at least 10 days prior written notice to me/us.
6. I/We have certain recourse rights if any debt does not comply with this agreement. For example, I/We have the right to receive reimbursement for any PAD that is not authorized or is not consistent with the terms of this PAD Agreement. To obtain more information on my/our recourse rights, I/We may contact my/our financial institution or visit [www.cdnpay.ca](http://www.cdnpay.ca).

Type of Service: Personal \_\_\_\_\_ Business \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Mailing address (if different than property address) \_\_\_\_\_

Phone # \_\_\_\_\_

Name of Financial Institution \_\_\_\_\_

Address of Financial Institution \_\_\_\_\_

Financial Institution Number \_\_\_\_\_

Branch Transit Number \_\_\_\_\_

Account Number \_\_\_\_\_

A Specimen cheque has been marked "VOID" and attached to this authorization. If your account does not provide cheques, please have your bank fill out the information above to ensure the account is coded correctly and will allow pre-authorized debit.

When the form is complete, mail, fax, or email to:



Rancho Management Services (B.C.) Ltd. – 600 – 1190 Hornby Street, Vancouver, British Columbia, V6Z 2K5  
Phone – 604 – 684 – 4508 Fax – 604 – 684 – 1956 Email: [ar@ranchogroup.com](mailto:ar@ranchogroup.com)  
Attention: Accounts Receivable

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

**PLEASE NOTE THAT THIS FORM MUST BE RECEIVED BY RANCHO NO LATER THAN THE 20<sup>TH</sup> OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE.** (I.e. To be on the Pre-Authorized Debit Plan for the month of June, the form must be in our office prior to the 20<sup>th</sup> of May. Forms received after the 20<sup>th</sup> of the current month (i.e. May) will be processed but your first payment will not come out of your account until July 1<sup>st</sup>), as this system is set up in conjunction with the bank, and processing time is required, PAD enrolment cannot be applied retroactively. Please also enclose a cheque for payment of any balance owing prior to PAD commencement.