

MINUTES OF ANNUAL GENERAL MEETING ONE UNIVERSITY CRESCENT – BCS 1345

Held: Wednesday, April 1st, 2009 @ 7:00 p.m.

Location: 9390 University Crescent, Burnaby, B.C.

INTRODUCTION

Bruce Clayman, the Council President, welcomed all of the Owners to the meeting and thanked them for their attendance. He advised the Owners present he would be chairing the meeting with the assistance of Chris McInnes from AWM-Alliance Real Estate Group Ltd. The Chair introduced the members of the Strata Council and Chris McInnes.

AWM-Alliance Real Estate Group Ltd. is minuted as "AWM".

CALL TO ORDER

The Annual General Meeting of Strata Corporation BCS 1345 was called to order @ 7:16 p.m.

ATTENDANCE

27 Owners were represented, with 23 in person and 4 by proxy. The Strata Property Act states that, in order to conduct business at a General Meeting, at least thirty-three percent (33%) or $\frac{1}{3}$ of the persons entitled to vote must be present in person or by proxy. OUC Bylaws state that if at the time appointed for the General Meeting a quorum is not present, the meeting shall continue $\frac{1}{2}$ hour later with the persons who are entitled to vote and those present shall constitute a quorum. The Owners present approved proceeding with the meeting under the latter condition.

It was **MOVED** (#700-9310), **SECONDED** (#400-9330) and **CARRIED** to accept the certification of quorum.

CERTIFICATION OF PROXIES

The Chairperson reviewed with the Owners present the requirements for the certification of the proxies.

It was **MOVED** (#600-9380), **SECONDED** (#500-9320) and **CARRIED** to accept the proxies received as validated and certified.

PROOF OF NOTICE

The Chair reviewed for the Owners the proof of notice requirements as per the Strata Property Act. There had been no returns of the meeting notice, which was previously sent to Owners by mail.

It was **MOVED** (#600-9330), **SECONDED** (#600-9320) and **CARRIED** to accept the proof of notice as circulated on March 13th, 2009.

APPROVAL OF THE AGENDA

The agenda was reviewed by the Owners present.

It was **MOVED** (#600-9330), **SECONDED** (#701-9300) and **CARRIED** to approve agenda as circulated.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

The Chair noted that the minutes from the previous General Meeting held on April 1st, 2008 were to be considered next. There were no corrections proposed and the following motion was made.

It was **MOVED** (#900-9310), **SECONDED** (#701-9300) and **CARRIED** to accept the General Meeting minutes from the meeting dated April 1st, 2008 as circulated.

CERTIFICATE OF INSURANCE

AWM provided a brief review of the current insurance policy. It was noted any alterations to a Strata Lot including, but not limited to, flooring, window coverings, walls (excluding paint) are considered an alteration or betterment. As a result, these alterations require Strata Council's prior approval. Each individual Owner is also responsible to ensure these alterations or betterments are insured under his or her homeowner's insurance policy.

AWM also reviewed with the Owners the requirement for Owners to ensure that required maintenance is being completed on their appliances because these are not the responsibility of the Strata Corporation and damage to common property resulting from malfunctions can be found to be the responsibility of the Owner.

The following motion was made.

It was **MOVED** (#600-9380), **SECONDED** (#601-9380) and **CARRIED** to approve the insurance certificate as presented.

APPROVAL OF THE BUDGET FOR 2009/2010

It was asked for the resolution to be put on the floor to allow for discussion of the budget.

It was **MOVED** (#600-9380), **SECONDED** (#101-9370) to approve the budget for the fiscal year February 1, 2009 to January 31, 2010 for Strata Plan BCS 1345.

There was a discussion in regard to the following items:

- **Contingency Fund/Operating Fund** – There was a question from the floor in regard to the relationship between the contingency fund and the operating fund. AWM and the Council reviewed this at length with the Owners to ensure there was a clear understanding of the differences between these funds.

- **Mechanical Costs** – An Owner raised a question regarding the mechanical costs, and the reason for the difference between the actual for 2008/2009 and the budgeted for 2009/2010. This was noted to be a result of some one-time expenditures incurred during 2008/2009.
- **Utility Costs** – Questions were raised in regard to costs of electricity and natural gas projected for 2009/2010. It was noted by the Council that they are reviewing operations over the next year to determine additional areas where expenditures may be reduced.
- **Snow Removal** – This was reviewed with the Owners. It was noted due to the record snowfall the costs were higher than previous years. It was noted the Council was considering the purchase of a snow blower to aid in addressing snowfalls in future years and possibly reduce costs further.
- **General Maintenance** – There was discussion regarding the specific contract work (i.e. dryer vent cleaning, powerwashing, etc.) and areas to be addressed. These were noted by the Council and will be included in the projected work for 2009/2010.
- **Janitorial services** – There was discussion regarding the janitorial services and concerns raised regarding the cleaning products used. It was noted these concerns would be raised with the staff to be addressed.
- **Landscaping** – The increase in landscaping costs was noted. The Council informed Owners that this increase was a result of a change in the landscape service provider and the requirement to perform additional work.

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

*****All Owners are advised there is an INCREASE in the maintenance fees, which is retroactive to FEBRUARY 1, 2009. Owners are requested to provide post dated cheques to cover the monthly maintenance fees and the retroactive amount. For convenience we have provided the attached Pre-Authorized Debit form for automatic payments to fill in and send AWM-Alliance Ltd. Those Owners who are already on the Pre-Authorized debit form need not do anything, as the payment will automatically be adjusted as necessary.**

Please see the attached maintenance fee schedule for further details. Note the maintenance fee schedule attached will be considered as the official fees for the next fiscal year.***

RESOLUTION – DEFICIT RECOVERY 2009/2010

It was **MOVED** (#600-9380), **SECONDED** (#500-9320) that the Strata Corporation recovers the deficit totaling: \$49,988.02 for the 2008/2009 fiscal year by way of a Special Assessment assessed to each Owner by unit entitlement. The deficit was primarily the result of overages relating to required mechanical maintenance and increases in the natural gas costs for the year.

The Special Assessment is due May 1st, 2009 with payment options to be discussed at the meeting. A copy of the Special Assessment schedule is attached for Owners' reference.

There was an extensive review of the Contingency Fund and how it relates to the Operating account during the year. A question was raised regarding the expenditures made from the Contingency Fund in previous years. The Council committed to specify these in the minutes of the next Council meeting, for the information of Owners.

There was discussion regarding options for payment of the Special Assessment .

It was **MOVED** (#600-9330), **SECONDED** (#500-9320), to amend the motion to provide Owners with the option of paying the total amount in three (3) installments on May 1st, 2009, June 1st, 2009, and July 1st, 2009.

There was a brief discussion of the amendment to the motion, after which the question was called and a vote was taken on the amendment **CARRIED**.

As there was no further discussion on the amended motion, a vote was taken and the motion was **CARRIED** unanimously as amended.

*****All Owners are advised there is a Special Assessment DUE MAY 1ST, 2009 as outlined in the attached schedule. The total amount is due May 1st, however, payments can be made in three (3) installments on May 1st, 2009, June 1st, 2009, and July 1st, 2009. AWM will require either a cheque or 3 post-dated cheques totalling the amount shown on the attached schedule; this cannot be automatically withdrawn from Owners' accounts.**

Note the Special Assessment fee schedule attached will be considered as the official breakdown of the assessment fees.***

RESOLUTION – BYLAW AMENDMENTS

Be it resolved by the Owners of Strata Plan BCS 1345 to approve that the Strata Corporation amends the current registered bylaws with the following bylaw amendments:

PROPOSED BYLAWS

Proposed Changes (noted in bold below):

35. Exterior Appearance

(1) No signs, fences, gates, billboards, placards, advertising or notices of any kind shall be erected or displayed on the common property or the strata lot without prior written approval by the strata council.

(2) No awning, shade screen, smoke stack, satellite dish, radio or television antenna shall be hung from or attached to the exterior of the strata lot, without prior written **approval** by the strata council. **Portable satellite dishes that are not attached to the building, whose diameter is less than 90 cm, and whose color is grey are permitted, if placed wholly within the confines of the balcony of the strata lot.**

(3) No laundry, clothing, bedding, or other articles shall be hung or displayed from windows, patios, or other parts of the strata lot so that they are visible from the outside.

(4) Draperies or window coverings that are visible from the exterior of any strata lot shall be cream or white in color.

(5) Balconies and terraces may be used for patio furniture, **including portable barbeques in conformity with Bylaw 32 (2)**, and plants; they may not be used for storage of **appliances**, household articles, food, athletic equipment, bicycles, luggage or any other goods.

Bylaw 9 (1) noted below to be removed and replaced by the Standard terms for Council membership specified in the Strata Property Act.

It was **MOVED** (#600-9380), **SECONDED** (#400-9370) to approve amendment of the bylaws as noted above.

The floor was open for discussion.

There was a brief discussion regarding the bylaws and an amendment was proposed to allow each bylaw amendment to be considered separately.

It was **MOVED** (#101-9370), **SECONDED** (#400-9310) to approve amending the motion to allow amendment of each bylaw to be considered separately.

There was discussion regarding the amendment to the motion and, after the question was called, the amendment to the motion was **CARRIED** unanimously.

The Owners and Council discussed the proposed change to bylaw #35(2) regarding the installation of satellite dishes. There were concerns expressed regarding the exterior appearance and also possible penetration of the building envelope.

After further discussion, a vote was called on the amendment to bylaw #35(2) and it was **DEFEATED**.

There was discussion regarding the remaining two bylaw amendments to bylaw #35(5) and removing bylaws #9(1).

The bylaw amendment to #35(5) was put to a vote and **CARRIED**.

The removal of bylaw #9(1) was put to a vote and **CARRIED**.

ELECTION OF COUNCIL

Before the election took place, AWM proposed a round of applause for the efforts put forward by the members of the Strata Council over the previous year. Owners applauded.

AWM advised the Owners present that, under the regulations of the Strata Property Act, a minimum of three (3) and maximum of seven (7) members must be elected by the Owners to the Strata Council.

The following Owners/representatives were nominated/volunteered for the Strata Council for the coming year.

Bruce Clayman	Calen Gaine
Dario Nonis	Marnie Drummond
Lois Woolf	Pauline Kan

As there were no further nominations/volunteers;

It was **MOVED** (#600-9380), **SECONDED** (#400-9370) and **CARRIED** that the above-noted Owners be elected to serve as the Strata Council for 2009/2010.

NEW BUSINESS

AWM advised that Owners could now raise any concerns which the Owners wished the Strata Council to address in the next fiscal year.

- **Fitness area** – There were proposals to install coat racks and hooks for coats and towels and of signs to remind Residents to be courteous when others are waiting to use the equipment. This would be addressed further by the Council.
- **Storage in Parkade** – Issue was raised that some of the Owners are using the parkade to store items. AWM and Council noted this is contrary to the bylaws and that letters were being sent to the Owners of the offending units and that this matter would continue to be addressed.
- **Visitor Parking** – There was a question regarding ticketing of tradespersons' vehicles when they are working in a specific unit. It was noted the Council would review this further and take appropriate actions.
- **Caretaker** – There were comments made regarding the Caretaker/Concierge/Manager position and the specific hours of his availability. It was proposed that the hours be varied to allow a greater number of Residents to speak with him when on-site. It was noted the Council would review this further and take appropriate actions.
- **Garbage area** – Notice is required in garbage room to advise Residents not to place large items in the area.
- **General Maintenance** – The Owners and the Council noted general maintenance items to be addressed over the next year. AWM was instructed to ensure these were addressed.

CONCERNS/COMPLAINTS:

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

ADJOURNMENT/NEXT MEETING

There being no further business, the meeting was adjourned @ 8:45 p.m. The next meeting is the Council meeting, scheduling to be announced.

The minutes were taken and respectfully submitted by Chris McInnes of AWM-Alliance, (604) 685-3227.

Owners are reminded to keep these Minutes for their future reference and / or in the event that they wish to sell their suite. They will be available on the AWM website <http://awmalliance.com/secure/login.php> with user ID BCS 1345 and password OUC. Please note that any replacement paper copies must be purchased from AWM-Alliance.

ONE UNIVERSITY CRESCENT - BCS 1345
APPROVED MAINTENANCE FEES
FEBRUARY 1, 2009 - JANUARY 31, 2010

Unit	Strata Lot	U.E.	Operating Contribution	Contingency Contribution	Total Maintenance Fee	Retroactive Fees February-April 2009
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9300 University Crescent

100	11	136	\$406.55	\$44.29	\$450.84	\$59.97
101	47	92	\$275.02	\$29.96	\$304.98	\$40.56
102	12	160	\$478.30	\$52.11	\$530.40	\$70.56
300	58	120	\$358.72	\$39.08	\$397.80	\$52.92
301	60	91	\$272.03	\$29.64	\$301.67	\$40.14
302	59	106	\$316.87	\$34.52	\$351.39	\$46.74
400	68	111	\$331.82	\$36.15	\$367.97	\$48.96
401	70	82	\$245.13	\$26.71	\$271.83	\$36.15
402	69	106	\$316.87	\$34.52	\$351.39	\$46.74
500	78	110	\$328.83	\$35.82	\$364.65	\$48.51
501	80	82	\$245.13	\$26.71	\$271.83	\$36.15
502	79	106	\$316.87	\$34.52	\$351.39	\$46.74
600	88	110	\$328.83	\$35.82	\$364.65	\$48.51
601	90	82	\$245.13	\$26.71	\$271.83	\$36.15
602	89	106	\$316.87	\$34.52	\$351.39	\$46.74
700	97	110	\$328.83	\$35.82	\$364.65	\$48.51
701	99	82	\$245.13	\$26.71	\$271.83	\$36.15
702	98	106	\$316.87	\$34.52	\$351.39	\$46.74
800	104	110	\$328.83	\$35.82	\$364.65	\$48.51
801	106	82	\$245.13	\$26.71	\$271.83	\$36.15
802	105	106	\$316.87	\$34.52	\$351.39	\$46.74
900	109	110	\$328.83	\$35.82	\$364.65	\$48.51
901	111	82	\$245.13	\$26.71	\$271.83	\$36.15
902	110	106	\$316.87	\$34.52	\$351.39	\$46.74
1000	112	179	\$535.09	\$58.30	\$593.39	\$78.93
1001	113	154	\$460.36	\$50.15	\$510.51	\$67.89

9310 University Crescent

100	9	136	\$406.55	\$44.29	\$450.84	\$59.97
101	10	167	\$499.22	\$54.39	\$553.61	\$73.65
300	56	111	\$331.82	\$36.15	\$367.97	\$48.96
301	57	110	\$328.83	\$35.82	\$364.65	\$48.51
400	66	111	\$331.82	\$36.15	\$367.97	\$48.96
401	67	110	\$328.83	\$35.82	\$364.65	\$48.51
500	76	111	\$331.82	\$36.15	\$367.97	\$48.96
Unit	Strata Lot	U.E.	Operating Contribution	Contingency Contribution	Total Maintenance Fee	Retroactive Fees February-April 2009
501	77	110	\$328.83	\$35.82	\$364.65	\$48.51
600	86	111	\$331.82	\$36.15	\$367.97	\$48.96
601	87	110	\$328.83	\$35.82	\$364.65	\$48.51
700	95	111	\$331.82	\$36.15	\$367.97	\$48.96
701	96	110	\$328.83	\$35.82	\$364.65	\$48.51
800	102	111	\$331.82	\$36.15	\$367.97	\$48.96
801	103	110	\$328.83	\$35.82	\$364.65	\$48.51
900	107	179	\$535.09	\$58.30	\$593.39	\$78.93
901	108	110	\$328.83	\$35.82	\$364.65	\$48.51

ONE UNIVERSITY CRESCENT - BCS 1345
APPROVED MAINTENANCE FEES
FEBRUARY 1, 2009 - JANUARY 31, 2010

9320 University Crescent

100	7	136	\$406.55	\$44.29	\$450.84	\$59.97
101	8	167	\$499.22	\$54.39	\$553.61	\$73.65
300	54	111	\$331.82	\$36.15	\$367.97	\$48.96
301	55	111	\$331.82	\$36.15	\$367.97	\$48.96
400	64	111	\$331.82	\$36.15	\$367.97	\$48.96
401	65	111	\$331.82	\$36.15	\$367.97	\$48.96
500	74	111	\$331.82	\$36.15	\$367.97	\$48.96
501	75	111	\$331.82	\$36.15	\$367.97	\$48.96
600	84	111	\$331.82	\$36.15	\$367.97	\$48.96
601	85	111	\$331.82	\$36.15	\$367.97	\$48.96
700	93	111	\$331.82	\$36.15	\$367.97	\$48.96
701	94	110	\$328.83	\$35.82	\$364.65	\$48.51
800	100	180	\$538.08	\$58.62	\$596.71	\$79.38
801	101	110	\$328.83	\$35.82	\$364.65	\$48.51

9330 University Crescent

100	6	136	\$406.55	\$44.29	\$450.84	\$59.97
101	46	91	\$272.03	\$29.64	\$301.67	\$40.14
102	5	160	\$478.30	\$52.11	\$530.40	\$70.56
200	50	119	\$355.73	\$38.76	\$394.49	\$52.47
201	48	90	\$269.04	\$29.31	\$298.35	\$39.69
202	49	107	\$319.86	\$34.85	\$354.71	\$47.19
300	53	111	\$331.82	\$36.15	\$367.97	\$48.96
301	51	82	\$245.13	\$26.71	\$271.83	\$36.15
302	52	106	\$316.87	\$34.52	\$351.39	\$46.74
400	63	111	\$331.82	\$36.15	\$367.97	\$48.96
401	61	82	\$245.13	\$26.71	\$271.83	\$36.15
Unit	Strata Lot	U.E.	Operating Contribution	Contingency Contribution	Total Maintenance Fee	Retroactive Fees February-April 2009
402	62	106	\$316.87	\$34.52	\$351.39	\$46.74
500	73	111	\$331.82	\$36.15	\$367.97	\$48.96
501	71	82	\$245.13	\$26.71	\$271.83	\$36.15
502	72	106	\$316.87	\$34.52	\$351.39	\$46.74
600	83	111	\$331.82	\$36.15	\$367.97	\$48.96
601	81	82	\$245.13	\$26.71	\$271.83	\$36.15
602	82	106	\$316.87	\$34.52	\$351.39	\$46.74
700	91	154	\$460.36	\$50.15	\$510.51	\$67.89
701	92	110	\$328.83	\$35.82	\$364.65	\$48.51

9370 University Crescent

100	3	131	\$391.61	\$42.66	\$434.27	\$57.78
101	14	91	\$272.03	\$29.64	\$301.67	\$40.14
102	4	160	\$478.30	\$52.11	\$530.40	\$70.56
300	21	118	\$352.74	\$38.43	\$391.17	\$52.02
301	23	95	\$283.99	\$30.94	\$314.93	\$41.91
302	22	106	\$316.87	\$34.52	\$351.39	\$46.74
400	29	109	\$325.84	\$35.50	\$361.34	\$48.06
401	31	82	\$245.13	\$26.71	\$271.83	\$36.15
402	30	106	\$316.87	\$34.52	\$351.39	\$46.74
500	36	109	\$325.84	\$35.50	\$361.34	\$48.06
501	38	82	\$245.13	\$26.71	\$271.83	\$36.15
502	37	106	\$316.87	\$34.52	\$351.39	\$46.74
600	41	109	\$325.84	\$35.50	\$361.34	\$48.06
601	43	82	\$245.13	\$26.71	\$271.83	\$36.15
602	42	106	\$316.87	\$34.52	\$351.39	\$46.74
700	44	176	\$526.13	\$57.32	\$583.45	\$77.61
701	45	154	\$460.36	\$50.15	\$510.51	\$67.89

ONE UNIVERSITY CRESCENT - BCS 1345
APPROVED MAINTENANCE FEES
FEBRUARY 1, 2009 - JANUARY 31, 2010

9380 University Crescent

100	1	131	\$391.61	\$42.66	\$434.27	\$57.78
101	2	162	\$484.28	\$52.76	\$537.04	\$71.43
300	19	110	\$328.83	\$35.82	\$364.65	\$48.51
301	20	109	\$325.84	\$35.50	\$361.34	\$48.06
400	27	109	\$325.84	\$35.50	\$361.34	\$48.06
401	28	109	\$325.84	\$35.50	\$361.34	\$48.06
500	34	109	\$325.84	\$35.50	\$361.34	\$48.06
501	35	109	\$325.84	\$35.50	\$361.34	\$48.06
Unit	Strata Lot	U.E.	Operating Contribution	Contingency Contribution	Total Maintenance Fee	Retroactive Fees February-April 2009
600	39	177	\$529.12	\$57.64	\$586.76	\$78.06
601	40	109	\$325.84	\$35.50	\$361.34	\$48.06

9390 University Crescent

100	13	99	\$295.95	\$32.24	\$328.19	\$43.68
200	15	119	\$355.73	\$38.76	\$394.49	\$52.47
300	18	109	\$325.84	\$35.50	\$361.34	\$48.06
301	16	82	\$245.13	\$26.71	\$271.83	\$36.15
302	17	106	\$316.87	\$34.52	\$351.39	\$46.74
400	26	109	\$325.84	\$35.50	\$361.34	\$48.06
401	24	82	\$245.13	\$26.71	\$271.83	\$36.15
402	25	106	\$316.87	\$34.52	\$351.39	\$46.74
500	32	154	\$460.36	\$50.15	\$510.51	\$67.89
501	33	108	\$322.85	\$35.17	\$358.02	\$47.61
Sub-Total		12,840	\$38,383.33	\$4,181.67	\$42,565.00	\$5,662.11
Total Annual Fees			\$460,600.00	\$50,180.00	\$510,780.00	\$67,945.34

ONE UNIVERSITY CRESCENT - BCS 1345
APPROVED ASSESSMENT FEES
DUE MAY 1ST, 2009

Unit	Strata Lot	U.E.	Total Special Assessment	PAYMENT OPTION 3 PYMNTS: MAY- JULY
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9300 University Crescent

100	11	136	\$529.47	\$176.49
101	47	92	\$358.17	\$119.39
102	12	160	\$622.90	\$207.63
300	58	120	\$467.18	\$155.73
301	60	91	\$354.28	\$118.09
302	59	106	\$412.67	\$137.56
400	68	111	\$432.14	\$144.05
401	70	82	\$319.24	\$106.41
402	69	106	\$412.67	\$137.56
500	78	110	\$428.25	\$142.75
501	80	82	\$319.24	\$106.41
502	79	106	\$412.67	\$137.56
600	88	110	\$428.25	\$142.75
601	90	82	\$319.24	\$106.41
602	89	106	\$412.67	\$137.56
700	97	110	\$428.25	\$142.75
701	99	82	\$319.24	\$106.41
702	98	106	\$412.67	\$137.56
800	104	110	\$428.25	\$142.75
801	106	82	\$319.24	\$106.41
802	105	106	\$412.67	\$137.56
900	109	110	\$428.25	\$142.75
901	111	82	\$319.24	\$106.41
902	110	106	\$412.67	\$137.56
1000	112	179	\$696.87	\$232.29
1001	113	154	\$599.54	\$199.85

9310 University Crescent

100	9	136	\$529.47	\$176.49
101	10	167	\$650.16	\$216.72
300	56	111	\$432.14	\$144.05
301	57	110	\$428.25	\$142.75
400	66	111	\$432.14	\$144.05
401	67	110	\$428.25	\$142.75
500	76	111	\$432.14	\$144.05

ONE UNIVERSITY CRESCENT - BCS 1345

APPROVED ASSESSMENT FEES

DUE MAY 1ST, 2009

Unit	Strata Lot	U.E.	Total Special Assessment	PAYMENT OPTION 3 PYMNTS: MAY-JULY
501	77	110	\$428.25	\$142.75
600	86	111	\$432.14	\$144.05
601	87	110	\$428.25	\$142.75
700	95	111	\$432.14	\$144.05
701	96	110	\$428.25	\$142.75
800	102	111	\$432.14	\$144.05
801	103	110	\$428.25	\$142.75
900	107	179	\$696.87	\$232.29
901	108	110	\$428.25	\$142.75

9320 University Crescent

100	7	136	\$529.47	\$176.49
101	8	167	\$650.16	\$216.72
300	54	111	\$432.14	\$144.05
301	55	111	\$432.14	\$144.05
400	64	111	\$432.14	\$144.05
401	65	111	\$432.14	\$144.05
500	74	111	\$432.14	\$144.05
501	75	111	\$432.14	\$144.05
600	84	111	\$432.14	\$144.05
601	85	111	\$432.14	\$144.05
700	93	111	\$432.14	\$144.05
701	94	110	\$428.25	\$142.75
800	100	180	\$700.77	\$233.59
801	101	110	\$428.25	\$142.75

9330 University Crescent

100	6	136	\$529.47	\$176.49
101	46	91	\$354.28	\$118.09
102	5	160	\$622.90	\$207.63
200	50	119	\$463.28	\$154.43
201	48	90	\$350.38	\$116.79
202	49	107	\$416.57	\$138.86
300	53	111	\$432.14	\$144.05
301	51	82	\$319.24	\$106.41
302	52	106	\$412.67	\$137.56
400	63	111	\$432.14	\$144.05
401	61	82	\$319.24	\$106.41

ONE UNIVERSITY CRESCENT - BCS 1345

APPROVED ASSESSMENT FEES

DUE MAY 1ST, 2009

Unit	Strata Lot	U.E.	Total Special Assessment	PAYMENT OPTION 3 PYMNTS: MAY- JULY
402	62	106	\$412.67	\$137.56
500	73	111	\$432.14	\$144.05
501	71	82	\$319.24	\$106.41
502	72	106	\$412.67	\$137.56
600	83	111	\$432.14	\$144.05
601	81	82	\$319.24	\$106.41
602	82	106	\$412.67	\$137.56
700	91	154	\$599.54	\$199.85
701	92	110	\$428.25	\$142.75

9370 University Crescent

100	3	131	\$510.00	\$170.00
101	14	91	\$354.28	\$118.09
102	4	160	\$622.90	\$207.63
300	21	118	\$459.39	\$153.13
301	23	95	\$369.85	\$123.28
302	22	106	\$412.67	\$137.56
400	29	109	\$424.35	\$141.45
401	31	82	\$319.24	\$106.41
402	30	106	\$412.67	\$137.56
500	36	109	\$424.35	\$141.45
501	38	82	\$319.24	\$106.41
502	37	106	\$412.67	\$137.56
600	41	109	\$424.35	\$141.45
601	43	82	\$319.24	\$106.41
602	42	106	\$412.67	\$137.56
700	44	176	\$685.19	\$228.40
701	45	154	\$599.54	\$199.85

9380 University Crescent

100	1	131	\$510.00	\$170.00
101	2	162	\$630.69	\$210.23
300	19	110	\$428.25	\$142.75
301	20	109	\$424.35	\$141.45
400	27	109	\$424.35	\$141.45
401	28	109	\$424.35	\$141.45
500	34	109	\$424.35	\$141.45
501	35	109	\$424.35	\$141.45

ONE UNIVERSITY CRESCENT - BCS 1345

APPROVED ASSESSMENT FEES

DUE MAY 1ST, 2009

Unit	Strata Lot	U.E.	Total Special Assessment	PAYMENT OPTION 3 PYMNTS: MAY-JULY
600	39	177	\$689.09	\$229.70
601	40	109	\$424.35	\$141.45

9390 University Crescent

100	13	99	\$385.42	\$128.47
200	15	119	\$463.28	\$154.43
300	18	109	\$424.35	\$141.45
301	16	82	\$319.24	\$106.41
302	17	106	\$412.67	\$137.56
400	26	109	\$424.35	\$141.45
401	24	82	\$319.24	\$106.41
402	25	106	\$412.67	\$137.56
500	32	154	\$599.54	\$199.85
501	33	108	\$420.46	\$140.15
Sub-Total		12,840	\$49,988.02	\$16,662.67
Total Annual Fees				\$49,988.02

CUSTOMER PRE-AUTHORIZED DEBIT PLAN AUTHORIZATION

PAYEE	
Company Name: AWM - Alliance Real Estate Group Ltd.	
IN TRUST	
Address: 540-220 Cambie Street	
City: Vancouver	
Province: B.C	Postal Code: V6B 2M9
Telephone Number: 604-685-3227	
Fax Number: 604-893-1721	

FINANCIAL INSTITUTION	
Name:	
Address:	
City:	
Province:	Postal code:
Telephone Number:	

ACCOUNT HOLDER	
Surname:	
First Name:	
Address:	
City:	
Province:	Postal Code:
* Address (Strata fees paying for)	
Telephone Number:	
Fax Number:	
Account #:	
Inst #:(3 digit #)	Transit #: (5 digit#)

INFORMATION

PLEASE FULLY COMPLETE ALL SECTIONS OF THE FORM AND ATTACH A VOID CHEQUE AND RETURN TO OUR OFFICE 10 DAYS BEFORE THE FIRST OF THE MONTH WHEN YOUR FIRST PAYMENT SHALL START. FORMS RECEIVED AFTER THIS DATE MAY NOT BE PROCESSED UNTIL THE FOLLOWING MONTH

I/We as the account holder(s), authorize the Payee and the above noted financial institution to debit my/our account, at the above indicated branch of the financial institution, under terms and conditions agreed to by me/us with the Payee until such time as written notice to the contrary is given by me/us the Payee.

The branch of the financial institution at which I/We maintain the account is not required to verify that the payment(s) are drawn in accordance with this authorization.

A debit, in paper, electronic or other form in the amount of \$_____, with a reasonable latitude for adjustments may be drawn on my/our account_____beginning_____. **(Note Information box above)**

I/We will notify the Payee in writing of any changes in the account information or termination of this authorization prior to the next due date of the pre-authorized debit.

Items charged will be reimbursed subject to notification by me/us to the branch of account within 90 days under any of the following conditions.

- (a) I/We never provide the authorization to the Payee
- (b) The pre-authorized debit was not drawn in accordance with this authorization
- (c) My/Our authorization was revoked
- (d) The debit was posted to the wrong account due to invalid/incorrect account information supplied by the Payee

I/We understand that a written declaration to this effect must be given to my/ our financial institution.

I/We acknowledge that delivery of this authorization to the Payee constitutes delivery by me/us to the above noted financial institution.

Signature of Account Holder

Date

Signature of Account Holder

Date

Office Use Only

Building Code:

Date Received:

Date Entered: