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**NOTICE OF CALL: December 30, 2009**  
**TAKE NOTICE THAT THE ANNUAL GENERAL MEETING**  
**STRATA PLAN BCS 40 "MAYFAIR PLACE "**  
**LOCATED AT 7368/7388 Sandborne Ave., Burnaby, BC**

**WILL BE HELD:**

**DATE:** Wednesday, January 20, 2010

**TIME:** 7:00 p.m. Registration starts at 6:30 p.m.

**PLACE:** Billiards Room 7368/7388 Sandborne Ave., Burnaby, BC

An agenda for the meeting is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

Owners may not be able to vote if all strata fees, fines or other charges owing to the Strata Corporation are not paid. Cheques will not be accepted at the meeting unless certified. If you are uncertain of the status of your account please call 431-1800 between 8:30 a.m. and 4:30 p.m.

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**AGENDA**

1. Registration
2. Certify Proxies
3. Quorum Report
4. Call to Order
5. Proof of Notice
6. Approval of Agenda
7. Approve Previous Minutes (AGM – January 21, 2009)
8. President's Report
9. Insurance Coverage Report
10. Election of Council
11. Approval of Budget
12. New Business
  - 12.1 Special Resolution by  $\frac{3}{4}$  Vote – Approval to Commence and Fund Legal Proceedings Via Special Levy
  - 12.2 Special Resolution by  $\frac{3}{4}$  Vote – Approval to Undertake and Fund Building Repairs Via Special Levy
  - 12.3 Resolution – by Majority Vote - Globalive Telecommunication System
13. Adjournment



## ASCENT RESIDENTIAL STRATA PROGRAM Certificate of Insurance

**Name of Insured & Mailing Address:**

The Owners of Strata Plan BCS40  
c/o Ascent Real Estate Management Corporation  
2176 Willingdon Avenue  
Burnaby, BC V5C 5Z9

**Name of Broker & Mailing Address:**

CMW Insurance Services Ltd.  
700-1901 Rosser Avenue  
Burnaby, BC V5C 6R6  
Tel: 604-294-3301 Fax: 604-294-3003  
cmwinsurance.com

**Location of Risk:** 7368 - 7388 Sandborne Avenue  
Burnaby, BC V3N 5C5

**Period of Insurance:** August 1, 2009 to August 1, 2010  
Both dated to 12:01 am Standard Time at the address of the Insured.

**Total Premium:** \$45,670.

*Coverage provided under this certificate is only for those coverages specified below and is subject to all terms, conditions, provisions, limitations and exclusions as set out in the Master Policies identified herein.*

**A. PROPERTY**

Master Policy No. CDN3146  
Insurance Company:  
Waiver of Subrogation:

Premium (Section A): \$42,160.

Certificate No. CMWA P0240  
As per Schedule of Subscribing Insurers attached  
The Insurers rights of subrogation are waived against  
Ascent Real Estate Management Corporation

Section	Sum Insured	Description of Coverages
A	\$49,600,000.	Property of Every Description
A	Not Covered	Business Interruption

**Conditions:**

All Risks of direct physical loss or damage to property described at Location of Risk shown above.  
Basis of Loss Settlement – Replacement Cost including by-laws.  
Extended Replacement Cost subject to an appraisal being filed with the Insurers and dated within 12 months prior to the effective date of the policy. Failing to do so, the policy shall be subject to 90% Co-insurance.

**Special Conditions:**

Property additions, alterations and repairs are subject to a limit of 15% of the Sum Insured, with a maximum of \$500,000. Coverage is not provided for any additions, alterations or repairs which are in excess of this sub-limit unless reported to and specifically agreed to by Insurer(s) prior to the commencement date.

**Deductibles:**

All Losses \$2,500. except: Water Damage \$10,000.; Sewer Back-up \$10,000.; Residential Glass Breakage \$100.; Master Key \$250.; Earthquake 10% of the value of the building(s) involved in the loss (minimum \$100,000.); Flood \$10,000.

**Loss Payable To:**

The Condominium Corporation, subject to the Strata Property Act or similar statute in the province of jurisdiction

In consideration of the premium specified herein and subject to the terms and conditions of Master Policy CDN3146 and endorsement(s) attached thereto and hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the SUM INSURED specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed One Hundred Million Dollars (\$100,000,000.) in any one loss or occurrence.

**B. BOILER & MACHINERY**

Master Policy No. CDN3146BM  
Insurance Company:

Deductible (Section B):

Loss Payable:

Waiver of Subrogation:

Premium (Section B): \$1,244.

Certificate No. CMWA P0240BM

Commonwealth Insurance Company

1500-595 Burrard Street, Box 49115, Bentall Tower III,  
Vancouver, BC V7X 1G4

\$500.

To the Condominium Corporation (Subject to the Strata Property  
Act or similar statute in the province of jurisdiction)

The Insurers rights of subrogation are waived against  
Ascent Real Estate Management Corporation

Section	Limits of Liability	Description of Coverages
B	\$49,600,000.	Comprehensive Boiler & Machinery, including by-laws subject to a sublimit of \$1,000,000.
B	Not Covered	Gross Rents
B	Included	\$100,000. Extra Expense

**C. GENERAL LIABILITY**

Master Policy No. 501177358  
Insurance Company:

Deductibles (Section C):

Additional Named Insured:

Premium (Section C): \$1,647.

Certificate No. CMWA L0240

Intact Insurance Company

400-2955 Virtual Way  
Vancouver, BC V5M 4X6

\$1,000. Bodily Injury and Property Damage Each Event

\$10,000. Limited Pollution Liability

Ascent Real Estate Management Corporation  
for their management of Strata Plan BCS40

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	Each Occurrence Limit
C	\$10,000,000.	General Aggregate Limit
C	\$10,000,000.	Non-Owned Automobile Coverage
C	\$10,000,000.	Personal Injury and Advertising Injury Liability
C	\$10,000,000.	Products - Completed Operations, Aggregate Limit
C	\$10,000.	Medical Payments
C	\$250,000.	Tenants Legal Liability
C	\$1,000,000.	Limited Pollution Liability
C	\$300,000.	Employers' Liability Extension
C	\$50,000.	Voluntary Compensation Extension (2/3 of Employee's Weekly Wage, but not exceeding \$500 per week)
C	\$300,000.	Employee Benefits – Aggregate Limit
C	\$300,000.	Employee Benefits – Each Employee

**D. PROFESSIONAL LIABILITY**

Master Policy No. 501148987 (Section D1):  
 Master Policy No. 501148986 (Section D2):  
 Insurance Company:

Premium (Section D): \$619.

Certificate No. CMWA D0240

Certificate No. CMWA E0240

Intact Insurance Company

400-2955 Virtual Way

Vancouver, BC V5M 4X6

Deductible (Section D1):

Nil

Deductible (Section D2):

\$1,000.

Name of Insured (Section D2):

Ascent Real Estate Management Corporation

Section	Limits of Liability	Description of Coverages
D1	\$2,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D1	\$10,000.	Discrimination Defense Costs Per Unsuccessful Action or Complaint
D1	\$25,000.	Discrimination Defense Costs - Annual Aggregate
D2	\$2,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

**E. CRIME**

Master Policy No. 501177358

Insurance Company:

Premium (Section E): Nil

Intact Insurance Company

400-2955 Virtual Way

Vancouver, BC V5M 4X6

Deductible (Section E):

Not Applicable

Section	Limit of Liability	Description of Coverages
E	Not Covered	Broad Form Money and Securities, Loss Inside and Outside Premises
E	Not Covered	Employee Dishonesty Coverage - Form A, Commercial Blanket Bond

The Insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Numbers CDN3146, 3146BM, 501177358, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

**SCHEDULE OF INSURERS****Section A. PROPERTY**

Master Policy No. CDN3146

Certificate No. CMWA P0240

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers, such right or privilege may be exercised by each insurer independently. The liability of each of the Insurer(s) shall be limited to that proportion of the loss which the percentage of liability set against the name of the individual Insurer bears to the total amount insured hereunder.

Insurers

Commonwealth Insurance Company

ACE INA Canada

Zurich Insurance Company

Section	Interest	Premium
A	55%	\$23,188.
A	25%	\$10,540.
A	20%	\$ 8,432.
Total:	100%	\$42,160.

Date Issued: August 6, 2009

E&OE /KEV/JA

  
**CMWA Insurance Services Ltd.**  
 (Authorized Representative)

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

**11. APPROVAL OF BUDGET**

WHEREAS the Strata Council recognizes the impact of the pending Harmonized Sales Tax and recommends a 2.66% increase in operating fees,

**BE IT RESOLVED** by way of a majority vote of the Owners Strata Plan BCS40 approve the proposed 2009-2010 Operating Budget.

**STRATA PLAN BCS40  
MAYFAIR PLACE  
PROPOSED BUDGET  
DECEMBER 1, 2009 TO NOVEMBER 30, 2010**

		<b>YTD ACTUAL 30-Sep-09</b>	<b>APPROVED BUDGET 2008-2009</b>	<b>PROPOSED BUDGET 2009-2010</b>
	<b>Income</b>			
3000-0000	Operating Income	576,671.90	692,007.27	710,451.00
3010-0000	Contingency Reserve Income	57,667.20	69,200.73	71,045.00
3020-0000	Bylaw Fine Income	(202.01)	-	-
3030-0000	Interest Income	664.33	1,200.00	800.00
3040-0000	Move In/Out Fees	1,500.00	-	-
3050-0000	Parking Income	50.00	-	-
3055-0000	Keys/Remotes Income	1,515.70	1,500.00	1,800.00
3070-0000	Lounge Income	800.00	-	1,000.00
3075-0000	Caretaker Suite Rental	16,000.00	19,200.00	19,800.00
3080-0000	Other Income	0.13	-	-
		<u>654,667.25</u>	<u>783,108.00</u>	<u>804,896.00</u>
	<b>Expense</b>			
4000-0000	Agent Fees	38,430.00	56,222.00	49,351.00
4010-0000	Legal Fees	-	1,250.00	1,500.00
4017-0000	Audit	(3,981.25)	3,500.00	3,700.00
4018-0000	Administration	7,280.22	5,000.00	7,300.00
4040-0000	Insurance	38,057.67	48,000.00	48,000.00
4050-0000	Electricity	42,441.89	60,000.00	58,000.00
4052-0000	Water & Sewer	637.69	1,000.00	1,000.00
4056-0000	Garbage Removal	1,503.06	2,000.00	2,100.00
4058-0000	Gas	128,171.50	190,000.00	193,000.00
4106-0000	Security	3,050.43	2,700.00	3,750.00
4110-0000	Cablevision	1,163.65	700.00	1,460.00
4130-0000	Elevator	23,308.29	27,000.00	28,700.00
4142-0010	Fire Equipment	1,069.56	7,500.00	7,500.00
4144-0000	Emergency Generator	9,899.36	4,000.00	3,000.00
4150-0000	Boiler System	31,015.33	34,000.00	36,400.00
4160-0000	Repairs & Maintenance - General	48,875.09	22,685.27	50,000.00
4175-0000	Building Envelope Maintenance	500.00	15,000.00	15,000.00
4190-0020	Building Improvements	17,627.52	10,000.00	10,000.00
4217-0000	Supplies	10,022.47	10,000.00	11,000.00
4220-0000	Window Cleaning	10,552.50	10,000.00	10,640.00
4300-0000	Landscaping	20,398.49	23,000.00	25,750.00
4300-0040	Formal Garden Maintenance	8,386.14	9,400.00	11,000.00
4310-0000	Snow Removal	72.25	1,000.00	1,050.00
4315-0000	Irrigation System	-	1,000.00	600.00
4410-0100	Chemicals & Supplies	4,318.40	5,250.00	6,000.00
4410-0150	Swimming Pool - Permits	325.00	500.00	350.00
4410-0200	Swimming Pool - Repairs & Maintenance	4,804.44	7,500.00	7,800.00
4500-0000	Caretaker - Wages	91,233.93	117,000.00	118,000.00
4500-0400	Caretaker - Rent Subsidy	14,000.00	19,200.00	17,000.00
4518-0000	Property Taxes	1,617.48	1,600.00	1,700.00
4522-0000	Telephone & Pager	2,482.64	2,900.00	3,200.00
4580-0100	Mortgage Regular Payments	3,711.42	15,000.00	-
	<b>Total Expense</b>	<u>560,975.17</u>	<u>713,907.27</u>	<u>733,851.00</u>
	<b>Surplus (Deficit) from operations</b>	93,692.08	69,200.73	71,045.00
4800-0000	Contingency Reserve Transfer	57,667.20	69,200.73	71,045.00
	<b>Total operating surplus (deficit)</b>	<u><u>36,024.88</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

			<b>2009-2010 STRATA FEES</b>		
<b>S.L.#</b>	<b>UNIT #</b>	<b>U/E</b>	<b>OPERATING FEE</b>	<b>CRF FEE</b>	<b>STRATA FEES</b>
1	205	81	\$233.67	\$23.37	\$257.04
2	206	78	\$225.01	\$22.50	\$247.51
3	207	77	\$222.13	\$22.21	\$244.34
4	208	70	\$201.93	\$20.19	\$222.12
5	201	80	\$230.78	\$23.08	\$253.86
6	202	78	\$225.01	\$22.50	\$247.51
7			\$0.00	\$0.00	\$0.00
8	304	65	\$187.51	\$18.75	\$206.26
9	305	80	\$230.78	\$23.08	\$253.86
10	306	78	\$225.01	\$22.50	\$247.51
11	307	77	\$222.13	\$22.21	\$244.34
12	308	70	\$201.93	\$20.19	\$222.12
13	301	80	\$230.78	\$23.08	\$253.86
14	302	78	\$225.01	\$22.50	\$247.51
15	303	80	\$230.78	\$23.08	\$253.86
16	404	65	\$187.51	\$18.75	\$206.26
17	405	78	\$225.01	\$22.50	\$247.51
18	406	78	\$225.01	\$22.50	\$247.51
19	407	75	\$216.36	\$21.64	\$238.00
20	408	70	\$201.93	\$20.19	\$222.12
21	401	79	\$227.90	\$22.79	\$250.69
22	402	78	\$225.01	\$22.50	\$247.51
23	403	78	\$225.01	\$22.50	\$247.51
24	504	65	\$187.51	\$18.75	\$206.26
25	505	78	\$225.01	\$22.50	\$247.51
26	506	78	\$225.01	\$22.50	\$247.51
27	507	75	\$216.36	\$21.64	\$238.00
28	508	70	\$201.93	\$20.19	\$222.12
29	501	79	\$227.90	\$22.79	\$250.69
30	502	78	\$225.01	\$22.50	\$247.51
31	503	78	\$225.01	\$22.50	\$247.51
32	604	65	\$187.51	\$18.75	\$206.26
33	605	78	\$225.01	\$22.50	\$247.51
34	606	78	\$225.01	\$22.50	\$247.51
35	607	75	\$216.36	\$21.64	\$238.00
36	608	70	\$201.93	\$20.19	\$222.12
37	601	79	\$227.90	\$22.79	\$250.69
38	602	78	\$225.01	\$22.50	\$247.51
39	603	78	\$225.01	\$22.50	\$247.51
40	704	65	\$187.51	\$18.75	\$206.26
41	705	78	\$225.01	\$22.50	\$247.51
42	706	78	\$225.01	\$22.50	\$247.51
43	707	75	\$216.36	\$21.64	\$238.00

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE  
CONTINGENCY RESERVE FEE  
TOTAL STRATA FEES

710,451.00  
71,045.00  
**\$781,496.00**

2009-2010 STRATA FEES					
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
44	708	70	\$201.93	\$20.19	\$222.12
45	701	79	\$227.90	\$22.79	\$250.69
46	702	78	\$225.01	\$22.50	\$247.51
47	703	78	\$225.01	\$22.50	\$247.51
48	804	65	\$187.51	\$18.75	\$206.26
49	805	78	\$225.01	\$22.50	\$247.51
50	806	78	\$225.01	\$22.50	\$247.51
51	807	75	\$216.36	\$21.64	\$238.00
52	808	70	\$201.93	\$20.19	\$222.12
53	801	79	\$227.90	\$22.79	\$250.69
54	802	78	\$225.01	\$22.50	\$247.51
55	803	78	\$225.01	\$22.50	\$247.51
56	904	65	\$187.51	\$18.75	\$206.26
57	905	78	\$225.01	\$22.50	\$247.51
58	906	78	\$225.01	\$22.50	\$247.51
59	907	75	\$216.36	\$21.64	\$238.00
60	908	70	\$201.93	\$20.19	\$222.12
61	901	79	\$227.90	\$22.79	\$250.69
62	902	78	\$225.01	\$22.50	\$247.51
63	903	78	\$225.01	\$22.50	\$247.51
64	1004	65	\$187.51	\$18.75	\$206.26
65	1005	78	\$225.01	\$22.50	\$247.51
66	1006	78	\$225.01	\$22.50	\$247.51
67	1007	75	\$216.36	\$21.64	\$238.00
68	1008	70	\$201.93	\$20.19	\$222.12
69	1001	79	\$227.90	\$22.79	\$250.69
70	1002	78	\$225.01	\$22.50	\$247.51
71	1003	78	\$225.01	\$22.50	\$247.51
72	1104	65	\$187.51	\$18.75	\$206.26
73	1105	78	\$225.01	\$22.50	\$247.51
74	1106	78	\$225.01	\$22.50	\$247.51
75	1107	75	\$216.36	\$21.64	\$238.00
76	1108	70	\$201.93	\$20.19	\$222.12
77	1101	79	\$227.90	\$22.79	\$250.69
78	1102	78	\$225.01	\$22.50	\$247.51
79	1103	78	\$225.01	\$22.50	\$247.51
80	1204	102	\$294.25	\$29.42	\$323.67
81	1206	77	\$222.13	\$22.21	\$244.34
82	1207	103	\$297.13	\$29.71	\$326.84
83	1201	103	\$297.13	\$29.71	\$326.84
84	1202	77	\$222.13	\$22.21	\$244.34
85	1203	102	\$294.25	\$29.42	\$323.67
86	1404	102	\$294.25	\$29.42	\$323.67



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OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

			2009-2010 STRATA FEES		
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
87	1406	77	\$222.13	\$22.21	\$244.34
88	1407	103	\$297.13	\$29.71	\$326.84
89	1401	103	\$297.13	\$29.71	\$326.84
90	1402	77	\$222.13	\$22.21	\$244.34
91	1403	102	\$294.25	\$29.42	\$323.67
92	1503	110	\$317.33	\$31.73	\$349.06
93	1504	112	\$323.09	\$32.31	\$355.40
94	1501	112	\$323.09	\$32.31	\$355.40
95	1502	110	\$317.33	\$31.73	\$349.06
96	1603	110	\$317.33	\$31.73	\$349.06
97	1604	112	\$323.09	\$32.31	\$355.40
98	1601	112	\$323.09	\$32.31	\$355.40
99	1602	110	\$317.33	\$31.73	\$349.06
100	1703	110	\$317.33	\$31.73	\$349.06
101	1704	112	\$323.09	\$32.31	\$355.40
102	1701	112	\$323.09	\$32.31	\$355.40
103	1702	110	\$317.33	\$31.73	\$349.06
104	1803	110	\$317.33	\$31.73	\$349.06
105	1804	112	\$323.09	\$32.31	\$355.40
106	1801	112	\$323.09	\$32.31	\$355.40
107	1802	110	\$317.33	\$31.73	\$349.06
108	1903	110	\$317.33	\$31.73	\$349.06
109	1904	112	\$323.09	\$32.31	\$355.40
110	1901	112	\$323.09	\$32.31	\$355.40
111	1902	110	\$317.33	\$31.73	\$349.06
112	2002	126	\$363.48	\$36.35	\$399.83
113	2003	139	\$400.98	\$40.10	\$441.08
114	2001	139	\$400.98	\$40.10	\$441.08
115	2103	152	\$438.49	\$43.85	\$482.34
116	2104	147	\$424.06	\$42.41	\$466.47
117	2101	148	\$426.95	\$42.69	\$469.64
118	2102	153	\$441.37	\$44.14	\$485.51
119	205	81	\$233.67	\$23.37	\$257.04
120	206	78	\$225.01	\$22.50	\$247.51
121	207	77	\$222.13	\$22.21	\$244.34
122	208	70	\$201.93	\$20.19	\$222.12
123	201	80	\$230.78	\$23.08	\$253.86
124	202	78	\$225.01	\$22.50	\$247.51
125	203	81	\$233.67	\$23.37	\$257.04
126	304	64	\$184.63	\$18.46	\$203.09
127	305	80	\$230.78	\$23.08	\$253.86
128	306	78	\$225.01	\$22.50	\$247.51
129	307	77	\$222.13	\$22.21	\$244.34

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

			2009-2010 STRATA FEES		
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
130	308	70	\$201.93	\$20.19	\$222.12
131	301	80	\$230.78	\$23.08	\$253.86
132	302	78	\$225.01	\$22.50	\$247.51
133	303	80	\$230.78	\$23.08	\$253.86
134	404	64	\$184.63	\$18.46	\$203.09
135	405	78	\$225.01	\$22.50	\$247.51
136	406	78	\$225.01	\$22.50	\$247.51
137	407	75	\$216.36	\$21.64	\$238.00
138	408	70	\$201.93	\$20.19	\$222.12
139	401	78	\$225.01	\$22.50	\$247.51
140	402	78	\$225.01	\$22.50	\$247.51
141	403	78	\$225.01	\$22.50	\$247.51
142	504	64	\$184.63	\$18.46	\$203.09
143	505	78	\$225.01	\$22.50	\$247.51
144	506	78	\$225.01	\$22.50	\$247.51
145	507	75	\$216.36	\$21.64	\$238.00
146	508	70	\$201.93	\$20.19	\$222.12
147	501	78	\$225.01	\$22.50	\$247.51
148	502	78	\$225.01	\$22.50	\$247.51
149	503	78	\$225.01	\$22.50	\$247.51
150	604	64	\$184.63	\$18.46	\$203.09
151	605	78	\$225.01	\$22.50	\$247.51
152	606	78	\$225.01	\$22.50	\$247.51
153	607	75	\$216.36	\$21.64	\$238.00
154	608	70	\$201.93	\$20.19	\$222.12
155	601	78	\$225.01	\$22.50	\$247.51
156	602	78	\$225.01	\$22.50	\$247.51
157	603	78	\$225.01	\$22.50	\$247.51
158	704	64	\$184.63	\$18.46	\$203.09
159	705	78	\$225.01	\$22.50	\$247.51
160	706	78	\$225.01	\$22.50	\$247.51
161	707	75	\$216.36	\$21.64	\$238.00
162	708	70	\$201.93	\$20.19	\$222.12
163	701	78	\$225.01	\$22.50	\$247.51
164	702	78	\$225.01	\$22.50	\$247.51
165	703	78	\$225.01	\$22.50	\$247.51
166	804	64	\$184.63	\$18.46	\$203.09
167	805	78	\$225.01	\$22.50	\$247.51
168	806	78	\$225.01	\$22.50	\$247.51
169	807	75	\$216.36	\$21.64	\$238.00
170	808	70	\$201.93	\$20.19	\$222.12
171	801	78	\$225.01	\$22.50	\$247.51
172	802	78	\$225.01	\$22.50	\$247.51

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

			2009-2010 STRATA FEES		
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
173	803	78	\$225.01	\$22.50	\$247.51
174	904	64	\$184.63	\$18.46	\$203.09
175	905	78	\$225.01	\$22.50	\$247.51
176	906	78	\$225.01	\$22.50	\$247.51
177	907	75	\$216.36	\$21.64	\$238.00
178	908	70	\$201.93	\$20.19	\$222.12
179	901	78	\$225.01	\$22.50	\$247.51
180	902	78	\$225.01	\$22.50	\$247.51
181	903	78	\$225.01	\$22.50	\$247.51
182	1004	64	\$184.63	\$18.46	\$203.09
183	1005	78	\$225.01	\$22.50	\$247.51
184	1006	78	\$225.01	\$22.50	\$247.51
185	1007	75	\$216.36	\$21.64	\$238.00
186	1008	70	\$201.93	\$20.19	\$222.12
187	1001	78	\$225.01	\$22.50	\$247.51
188	1002	78	\$225.01	\$22.50	\$247.51
189	1003	78	\$225.01	\$22.50	\$247.51
190	1104	64	\$184.63	\$18.46	\$203.09
191	1105	78	\$225.01	\$22.50	\$247.51
192	1106	78	\$225.01	\$22.50	\$247.51
193	1107	75	\$216.36	\$21.64	\$238.00
194	1108	70	\$201.93	\$20.19	\$222.12
195	1101	78	\$225.01	\$22.50	\$247.51
196	1102	78	\$225.01	\$22.50	\$247.51
197	1103	78	\$225.01	\$22.50	\$247.51
198	1204	102	\$294.25	\$29.42	\$323.67
199	1206	77	\$222.13	\$22.21	\$244.34
200	1207	103	\$297.13	\$29.71	\$326.84
201	1201	103	\$297.13	\$29.71	\$326.84
202	1202	77	\$222.13	\$22.21	\$244.34
203	1203	102	\$294.25	\$29.42	\$323.67
204	1404	102	\$294.25	\$29.42	\$323.67
205	1406	77	\$222.13	\$22.21	\$244.34
206	1407	103	\$297.13	\$29.71	\$326.84
207	1401	103	\$297.13	\$29.71	\$326.84
208	1402	77	\$222.13	\$22.21	\$244.34
209	1403	102	\$294.25	\$29.42	\$323.67
210	1503	110	\$317.33	\$31.73	\$349.06
211	1504	112	\$323.09	\$32.31	\$355.40
212	1501	112	\$323.09	\$32.31	\$355.40
213	1502	110	\$317.33	\$31.73	\$349.06
214	1603	110	\$317.33	\$31.73	\$349.06
215	1604	112	\$323.09	\$32.31	\$355.40

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

			2009-2010 STRATA FEES		
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
216	1601	112	\$323.09	\$32.31	\$355.40
217	1602	110	\$317.33	\$31.73	\$349.06
218	1703	110	\$317.33	\$31.73	\$349.06
219	1704	112	\$323.09	\$32.31	\$355.40
220	1701	112	\$323.09	\$32.31	\$355.40
221	1702	110	\$317.33	\$31.73	\$349.06
222	1803	110	\$317.33	\$31.73	\$349.06
223	1804	112	\$323.09	\$32.31	\$355.40
224	1801	112	\$323.09	\$32.31	\$355.40
225	1802	110	\$317.33	\$31.73	\$349.06
226	1903	110	\$317.33	\$31.73	\$349.06
227	1904	112	\$323.09	\$32.31	\$355.40
228	1901	112	\$323.09	\$32.31	\$355.40
229	1902	110	\$317.33	\$31.73	\$349.06
230	2002	125	\$360.60	\$36.06	\$396.66
231	2003	139	\$400.98	\$40.10	\$441.08
232	2001	139	\$400.98	\$40.10	\$441.08
233	2103	151	\$435.60	\$43.56	\$479.16
234	2104	147	\$424.06	\$42.41	\$466.47
235	2101	147	\$424.06	\$42.41	\$466.47
236	2102	151	\$435.60	\$43.56	\$479.16
<b>TOTALS</b>	<b>20523</b>		<b>\$59,204.06</b>	<b>\$5,920.20</b>	<b>\$65,124.26</b>
			<b>X12</b>	<b>X12</b>	<b>X12</b>
			<b>\$710,448.72</b>	<b>\$71,042.40</b>	<b>\$781,491.12</b>

**Mayfair Place (bcs40)**  
**Balance Sheet**  
**As at November 30, 2009**

**ASSETS**

**Current Assets**

Bank - Operating	33,011.91
Bank - Contingency Reserve Fund	102,176.59
Bank - Bldg Improvement Reserve	20,094.70
Bank - Garage Gate Reserve	31,629.67
Accounts Receivable - Operating	8,640.90
Accounts Receivable - Damage Deposit #301	650.00
Prepaid Expenses	943.94
Prepaid Expenses - Insurance	30,446.68

**Total Current Assets** **227,594.39**

**Fixed Assets**

Furniture & fixtures	3,055.69
Land	63,700.00
Building	118,300.00
Fitness Equipment	22,413.33
Accumulated Depreciation	(21,171.28)
Accumulated Depreciation-Equip.	(2,012.57)

**Total Fixed Assets** **184,285.17**

**TOTAL ASSETS** **411,879.56**

**LIABILITIES AND OWNER'S EQUITY**

**LIABILITIES**

Accounts Payable	21,536.36
Accrued Expenses	25,146.14
Other Account Payable	20.00
Security Deposit Refund - A203	400.00
Security Deposit Refunds - B301	400.00

**Total Liabilities** **47,502.50**

**OWNERS' EQUITY**

Operating Fund - Prior Year (RE)	38,968.27
Operating Fund - Current Year	16,061.66
Contingency Reserve Funds (Reserve)	84,766.86
Reserve - Bldg Improvement	20,094.70
Reserve - Garage Gate	31,629.67
Interest Earned on Reserve	1,562.31
Equity - Caretaker's Suite	171,293.59

**Total Owners' Equity** **364,377.06**

**TOTAL LIABILITIES AND OWNER'S EQUITY** **411,879.56**

**Mayfair Place (bcs40)**  
**Income Statement**  
Unaudited for 12 periods  
For the period ending November 30, 2009

Account		MTD Actual	MTD Budget	YTD Actual	YTD Budget	\$ Variance	Annual Budget
<b>Income</b>							
Operating Income (Strata)	3000-0000	57,667.19	57,667.30	692,006.28	692,007.27	(0.99)	692,007.27
Contingency Reserve Income	3010-0000	5,766.72	5,766.70	69,200.64	69,200.73	(0.09)	69,200.73
Bylaw Fine Income	3020-0000	0.00	0.00	797.99	0.00	797.99	0.00
Interest Income	3030-0000	57.93	100.00	747.75	1,200.00	(452.25)	1,200.00
Move In/Out Fee	3040-0000	300.00	0.00	2,000.00	0.00	2,000.00	0.00
Parking Income	3050-0000	0.00	0.00	50.00	0.00	50.00	0.00
Keys/Remotes Income	3055-0000	20.00	125.00	1,535.70	1,500.00	35.70	1,500.00
Lounge Income	3070-0000	125.00	0.00	975.00	0.00	975.00	0.00
Rental Income	3075-0000	1,600.00	1,600.00	19,200.00	19,200.00	0.00	19,200.00
Other Income	3080-0000	0.00	0.00	856.04	0.00	856.04	0.00
<b>Total Income</b>		<b>65,536.84</b>	<b>65,259.00</b>	<b>787,369.40</b>	<b>783,108.00</b>	<b>4,261.40</b>	<b>783,108.00</b>
<b>Expense</b>							
Agent Fee	4000-0000	3,843.00	4,685.13	46,116.00	56,222.00	10,106.00	56,222.00
Legal Fees	4010-0000	0.00	104.13	0.00	1,250.00	1,250.00	1,250.00
Audit	4017-0000	2,835.00	291.63	(1,146.25)	3,500.00	4,646.25	3,500.00
Administration	4018-0000	1,065.46	416.63	8,983.94	5,000.00	(3,983.94)	5,000.00
Insurance	4040-0000	3,805.83	4,000.00	45,669.33	48,000.00	2,330.67	48,000.00
Electricity	4050-0000	9,817.11	5,000.00	56,932.90	60,000.00	3,067.10	60,000.00
Water & Sewer	4052-0000	151.32	83.37	789.01	1,000.00	210.99	1,000.00
Garbage Collection	4056-0000	429.44	166.63	2,576.67	2,000.00	(576.67)	2,000.00
Gas	4058-0000	25,910.50	15,833.37	166,650.33	190,000.00	23,349.67	190,000.00
Security Guard Services	4106-0000	(148.31)	225.00	3,347.06	2,700.00	(647.06)	2,700.00
Cablevision	4110-0000	172.06	58.37	1,460.42	700.00	(760.42)	700.00
Elevator	4130-0000	1,374.55	2,250.00	26,853.02	27,000.00	146.98	27,000.00
Fire Equipment	4142-0010	5,507.09	625.00	6,576.65	7,500.00	923.35	7,500.00
Emergency Generator	4144-0000	1,151.09	333.37	11,050.45	4,000.00	(7,050.45)	4,000.00
Boiler/Mechanical	4150-0000	453.08	2,833.37	31,468.41	34,000.00	2,531.59	34,000.00
Repairs & Maintenance - General	4160-0000	8,629.96	1,890.43	59,266.00	22,685.27	(36,580.73)	22,685.27
Building Envelope Maintenance	4175-0000	0.00	1,250.00	14,990.00	15,000.00	10.00	15,000.00
Building Improvements	4190-0020	0.00	833.37	17,627.52	10,000.00	(7,627.52)	10,000.00
Supplies & Equipment	4217-0000	1,588.20	833.37	11,610.67	10,000.00	(1,610.67)	10,000.00
Window Cleaning	4220-0000	0.00	833.37	10,552.50	10,000.00	(552.50)	10,000.00
Landscaping	4300-0000	2,310.00	1,916.63	25,040.97	23,000.00	(2,040.97)	23,000.00
Formal Garden Maintenance	4300-0040	863.05	783.37	9,970.33	9,400.00	(570.33)	9,400.00
Snow Removal	4310-0000	0.00	83.37	72.25	1,000.00	927.75	1,000.00
Irrigation System	4315-0000	352.80	83.37	352.80	1,000.00	647.20	1,000.00
Chemicals & Supplies	4410-0100	1,025.56	437.50	5,443.71	5,250.00	(193.71)	5,250.00
Swimming Pool Permits	4410-0150	0.00	41.63	325.00	500.00	175.00	500.00
Swimming Pool Repairs & Mtnc	4410-0200	642.45	625.00	5,446.89	7,500.00	2,053.11	7,500.00
Caretakers Wages	4500-0000	8,922.43	9,750.00	108,493.33	117,000.00	8,506.67	117,000.00
Rent - Manager's Suite	4500-0400	1,400.00	1,600.00	16,800.00	19,200.00	2,400.00	19,200.00
Property Taxes	4518-0000	0.00	133.37	1,617.48	1,600.00	(17.48)	1,600.00
Telephone & Pager	4522-0000	542.39	241.63	3,458.29	2,900.00	(558.29)	2,900.00
Mortgage Regular Payment	4580-0100	0.00	1,250.00	3,711.42	15,000.00	11,288.58	15,000.00
<b>Total Expense</b>		<b>82,644.06</b>	<b>59,492.41</b>	<b>702,107.10</b>	<b>713,907.27</b>	<b>11,800.17</b>	<b>713,907.27</b>
<b>Surplus(deficit) from operations</b>		<b>(17,107.22)</b>	<b>5,766.59</b>	<b>85,262.30</b>	<b>69,200.73</b>	<b>16,061.57</b>	<b>69,200.73</b>
Contingency Reserve Transfer	4800-0000	5,766.72	5,766.70	69,200.64	69,200.73	0.09	69,200.73
<b>Total operating surplus(deficit)</b>		<b>(22,873.94)</b>	<b>(0.11)</b>	<b>16,061.66</b>	<b>0.00</b>	<b>16,061.48</b>	<b>0.00</b>

## **SPECIAL RESOLUTIONS OF THE OWNERS, STRATA PLAN BCS 40**

### **12.1 Special Resolution - Approval to Commence and Fund Legal Proceedings**

WHEREAS The Owners, Strata Plan BCS 40 (the "Strata Corporation") will be undertaking remedial repairs (the "Repairs") in respect of numerous defects and deficiencies to the condominium development located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia, and known as "Mayfair Place", as required to correct the defects and deficiencies and all resultant damage (the "Deficiencies") identified in the End of Warranty Reports prepared by Levelton Engineering dated August 20, 2004 and March 11, 2007, the Building Envelope Condition Review prepared by Levelton Engineering dated January 30, 2009 and Levelton Engineering's December 11, 2009 Report;

WHEREAS The Strata Corporation submitted claims (the "Warranty Claim") under the Strata Corporation's warranty policies (the "Warranty Policies") to recover the cost the Repairs for which the Warranty Policies provide coverage;

WHEREAS the insurers in respect of the Warranty Policies (the "Warranty Providers") have refused to cause the Repairs to be performed or pay for the cost of the Repairs;

WHEREAS The Strata Corporation has commenced an action in the Supreme Court of British Columbia, Vancouver Registry Number S086014: a) against the Warranty Providers as defendants for breach of the Warranty Policies in failing, pursuant to the Warranty Claim, to cause the Repairs to be completed or to indemnify the Strata Corporation for the Strata Corporation's losses in respect of the Repairs to Mayfair Place falling within the scope of coverage of the Warranty Policies; and b) against the developer of Mayfair Place and other parties who caused or contributed to the Strata Corporation's losses in respect of the Deficiencies to Mayfair Place falling outside the scope and coverage of the Warranty Policies and losses for breach of contract and negligence (the "Action");

AND WHEREAS section 171(2) of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") requires authorization of the Action by the Strata Corporation by a resolution passed by a  $\frac{3}{4}$  vote (as defined in section 1(1) of the Act) at an annual or special general meeting;

AND WHEREAS section 172(1) of the Act provides that a strata corporation may sue on behalf of one or more owners about matters affecting only their strata lots if, before beginning the suit: (i) it obtains the written consent of those owners; and (ii) the suit is authorized by a resolution passed by a  $\frac{3}{4}$  vote at an annual or special general meeting;

**1. BE IT RESOLVED by a  $\frac{3}{4}$  vote, pursuant to section 171 of the Act, that the Strata Corporation is hereby duly and fully authorized, as representative of all owners, to commence and continue the Action, and to take all other necessary steps in the Action, or any such other actions as may be prudent ("Other Actions"), including, without limitation:**

- (a) retaining and instructing legal counsel to take all necessary steps to:
  - (i) commence and continue with the Action or Other Actions,

- (i) commence and continue with the Action or Other Actions,
  - (ii) arrange for the addition, substitution or removal of any parties in the Action or Other Actions, and commence any proceedings that may be required to restore companies named as defendants in the Action or the Other Actions that have been dissolved,
  - (iii) prepare for, convene and participate in a mediation or otherwise conduct settlement negotiations with present or future defendants,
  - (iv) retain experts to assist in the prosecution of the action or the Other Actions,
  - (v) discontinue or consent to a dismissal of the Action or the Other Actions in whole or in part, with or without the payment of legal costs to the defendants,
  - (vi) prepare for and participate in the trial of the Action or Other Actions; and
- (b) pay all legal fees and other expenses associated with the action or the Other Actions.

**2. BE IT RESOLVED by a  $\frac{3}{4}$  vote, pursuant to section 172 of the Act, that the Strata Corporation is hereby duly and fully authorized, on behalf of each owner who executes an Owner Consent in the form attached to these Resolutions as Appendix A, to sue about matters affecting only their strata lots and arising out of the Deficiencies, and to take such steps as the Strata Council may, on behalf of the Strata Corporation, reasonably consider necessary or prudent in respect of the Action or the Other Actions, including without limitation:**

- (a) retaining and instructing legal counsel to take all necessary steps to:
- (i) commence and continue with the Action or Other Actions,
  - (ii) arrange for the addition, substitution or removal of any parties in the Action or Other Actions, and commence any proceedings that may be required to restore companies named as defendants in the Action or the Other Actions that have been dissolved,
  - (iii) prepare for, convene and participate in a mediation or otherwise conduct settlement negotiations with present or future defendants,
  - (iv) retain experts to assist in the prosecution of the action or the Other Actions,
  - (v) discontinue or consent to a dismissal of the Action or the Other Actions in whole or in part, with or without the payment of legal costs to the defendants,
  - (vi) prepare for and participate in the trial of the Action or Other Actions; and



- (b) pay all legal fees and other expenses associated with the action or the Other Actions.

**3. BE IT FURTHER RESOLVED by a  $\frac{3}{4}$  vote, that the president of the Strata Council acting together with any one other member of the Strata Council are hereby irrevocably and absolutely authorized to:**

- (a) instruct the Strata Corporation's counsel in the Action or any Other Actions;
- (b) attend and represent the Strata Corporation at any mediation or other settlement negotiations or proceedings occurring in the Action or any Other Actions;
- (c) fully and finally make or accept on behalf of the owners any offer(s) of settlement of the claims, or any of them, advanced by the Strata Corporation in the Action or any Other Actions which is (are) deemed by the president or any other two officers of the Strata Council to be in the best interests of the owners;
- (d) execute all agreements and documents as may be necessary in furtherance of any settlement of the Action; and
- (e) without limiting the generality of the foregoing, add or remove parties to the Action or any Other Actions, engage in court proceedings and generally conduct all aspects of the Action or any Other Actions for and on behalf of the owners.

**4. BE IT FURTHER RESOLVED by a  $\frac{3}{4}$  vote, pursuant to section 108 of the Act, that the Strata Corporation is hereby duly authorized to expend a sum of money not exceeding \$1,200,000.00 (One Million and Two Hundred Thousand Dollars) for the purpose of funding legal costs, taxes and disbursements associated with the commencement and continuing prosecution of the Action or any Other Actions, including participation in any mediation or other settlement negotiations or proceedings occurring in the Action or any Other Actions;**

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots as set out in the attached schedule.

The special levy set out herein is due and payable in four instalments of \$300,000 (three hundred thousand dollars) each on March 1, 2010, November 1, 2010, July 1, 2011, March 1, 2012 upon passage of this Resolution by the owners of record on the date of passage. Any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

Pursuant to Sections 108 (5) and 108 (6) of the Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any owner who fails to make any payments in accordance with this resolution shall be assessed a fine of \$200.00. The strata corporation may further add interest charges on overdue

payments at the rate of 10% per annum compounded annually on any unpaid special levy from the date the special levy is due until the special levy is paid in full.

This special levy shall be considered as part of the common expenses of the Strata Corporation and Sections 116, 117 and 118 of the Act shall be applicable where an Owner fails to make the required payment as authorized by the passage of this 3/4 vote. The Strata Corporation may, under Section 116 (1) of the Act, register a Certificate of Lien against an owner's strata lot for any unpaid special levy.

## Appendix A: Owner Consent Form

### OWNER CONSENT

WHEREAS The Owners, Strata Plan BCS 40 (the "Strata Corporation") has been authorized by the owners to undertake remedial repairs (the "Repairs") to the building envelope and related components to the building envelope and related components of the condominium development located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia, and known as "Mayfair Place", as required to correct the defects and deficiencies (the "Deficiencies") identified in End of Warranty Reports prepared by Levelton Engineering dated August 20, 2004 and March 11, 2007 and the Building Envelope Condition Review prepared by Levelton Engineering dated January 30, 2009;

AND WHEREAS the Strata Corporation, as representative of all owners and on behalf of certain individual owners, has commenced an action in the Supreme Court of British Columbia (the "Action"), and may wish to commence such other actions (the "Other Actions") as may be prudent, against any and all responsible parties in respect of damage and loss suffered by such owners arising out of Deficiencies in the design, construction, inspection and repair of Mayfair Place;

AND WHEREAS the Strata Corporation may claim damages and other relief in the Action or the Other Actions on my/our behalf in respect of matters affecting only my/our strata lot(s);

AND WHEREAS section 172(1) of the Act requires that a strata corporation may sue on behalf of one or more owners about matters affecting only their strata lots if, before beginning the suit: (i) it obtains the written consent of those owners; and (ii) the suit is authorized by a resolution passed by a  $\frac{3}{4}$  vote at an annual or special general meeting.

I/We the undersigned registered owner(s) of unit(s) \_\_\_\_\_ in Mayfair Place, located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia hereby:

- 1. Authorize the Strata Corporation, on my/our behalf, to sue about matters affecting only my/our strata lot(s) arising out of the Deficiencies and to take any and all steps in the Action or the Other Actions as the strata council for the Strata Corporation (the "Strata Council") may consider reasonably necessary or prudent and in the best interests of the Strata Corporation and me/us in respect of the Action or the Other Actions, including, without limitation:**

- (a) retaining and instructing legal counsel to take all reasonable and necessary steps to:
  - (i) continue the Action and commence and continue the Other Actions;
  - (ii) arrange for the addition, substitution or removal of any parties in the Action or the Other Actions, including the addition of individual owners as co-plaintiffs with the Strata Corporation, and commence any proceedings that may be required to restore companies named as defendants in the Action or the Other Actions that have been dissolved;
  - (iii) prepare for, convene and participate in a mediation or otherwise conduct settlement negotiations with present or future defendants in the Action or the Other Actions;
  - (iv) discontinue or consent to a dismissal of the Action or the Other Actions in whole or in part, with or without the payment of legal costs to any of the defendants;
  - (v) prepare for and participate in the trial of the Action or the Other Actions; and

- (vi) such other matters as are necessary and/or recommended by legal counsel to proceed with and resolve the Action or the Other Actions;
- (b) pay all legal fees and other expenses associated with the Action or the Other Actions.
2. **Authorize the Strata Council to instruct and receive advice from legal counsel for the Strata Corporation on my/our behalf in respect of any and all matters concerning only my/our strata lot(s) in the Action or the Other Actions;**
  3. **Authorize legal counsel for the Strata Corporation to receive instructions from and to advise the Strata Council on my/our behalf in respect of any and all matters concerning only my/our strata lot(s) in the Action or the Other Actions;**
  4. **Acknowledge that legal counsel for the Strata Corporation owe the Strata Corporation and me/us a duty of undivided loyalty, and consequently cannot at any time side with one party against another;**
  5. **Acknowledge that any information received by legal counsel for the Strata Corporation will not be treated as confidential between the Strata Corporation and me/us, and may be disclosed to either party;**
  6. **Agree that this authorization and consent will continue to be effective until a written notice withdrawing or amending this authorization and consent is delivered to legal counsel for the Strata Corporation.**
  7. **Agree that:**
    - (a) if a conflict of interest arises between the Strata Corporation and me/us, or
    - (b) if this authorization is terminated by me/us,

legal counsel for the Strata Corporation will withdraw as my/our counsel, and may continue to represent the Strata Corporation in the Action or the Other Actions.

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

Signature \_\_\_\_\_  
*Registered Owner*

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

Signature \_\_\_\_\_  
*Registered Owner*

**NOTE: THIS CONSENT AFFECTS THE LEGAL INTERESTS OF INDIVIDUAL OWNERS. OWNERS ARE THEREFORE ENCOURAGED TO SEEK THEIR OWN LEGAL ADVICE REGARDING HOW THIS CONSENT MAY AFFECT THEM INDIVIDUALLY.**

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**LEGAL EXPENSE LEVY FEE SCHEDULE**  
**DUE AND PAYABLE ON PASSAGE JANUARY 20, 2010**

FOR FINANCIAL CONVENIENCE ONLY, PAYMENTS MAY BE MADE USING THE  
 FOLLOWING SCHEDULE

March 1, 2010  
 November 1, 2010  
 July 1, 2011  
 March 1, 2012  
 TOTAL LEVY

300,000.00  
 300,000.00  
 300,000.00  
 300,000.00  
**\$1,200,000.00**

S.L.#	UNIT #	U/E	March 1, 2010 INSTALLMENT	November 1, 2010 INSTALLMENT	July 1, 2011 INSTALLMENT	March 1, 2012 INSTALLMENT	TOTAL TO BE PAID
1	205	81	\$1,184.05	\$1,184.05	\$1,184.05	\$1,184.05	\$4,736.20
2	206	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
3	207	77	\$1,125.58	\$1,125.58	\$1,125.58	\$1,125.58	\$4,502.32
4	208	70	\$1,023.25	\$1,023.25	\$1,023.25	\$1,023.25	\$4,093.00
5	201	80	\$1,169.43	\$1,169.43	\$1,169.43	\$1,169.43	\$4,677.72
6	202	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
7			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	304	65	\$950.16	\$950.16	\$950.16	\$950.16	\$3,800.64
9	305	80	\$1,169.43	\$1,169.43	\$1,169.43	\$1,169.43	\$4,677.72
10	306	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
11	307	77	\$1,125.58	\$1,125.58	\$1,125.58	\$1,125.58	\$4,502.32
12	308	70	\$1,023.25	\$1,023.25	\$1,023.25	\$1,023.25	\$4,093.00
13	301	80	\$1,169.43	\$1,169.43	\$1,169.43	\$1,169.43	\$4,677.72
14	302	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
15	303	80	\$1,169.43	\$1,169.43	\$1,169.43	\$1,169.43	\$4,677.72
16	404	65	\$950.16	\$950.16	\$950.16	\$950.16	\$3,800.64
17	405	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
18	406	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
19	407	75	\$1,096.34	\$1,096.34	\$1,096.34	\$1,096.34	\$4,385.36
20	408	70	\$1,023.25	\$1,023.25	\$1,023.25	\$1,023.25	\$4,093.00
21	401	79	\$1,154.81	\$1,154.81	\$1,154.81	\$1,154.81	\$4,619.24
22	402	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
23	403	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
24	504	65	\$950.16	\$950.16	\$950.16	\$950.16	\$3,800.64
25	505	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
26	506	78	\$1,140.19	\$1,140.19	\$1,140.19	\$1,140.19	\$4,560.76
27	507	75	\$1,096.34	\$1,096.34	\$1,096.34	\$1,096.34	\$4,385.36
28	508	70	\$1,023.25	\$1,023.25	\$1,023.25	\$1,023.25	\$4,093.00
29	501	79	\$1,154.81	\$1,154.81	\$1,154.81	\$1,154.81	\$4,619.24
30	502	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
31	503	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
32	604	65	\$950.15	\$950.15	\$950.15	\$950.15	\$3,800.60
33	605	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
34	606	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
35	607	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
36	608	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
37	601	79	\$1,154.80	\$1,154.80	\$1,154.80	\$1,154.80	\$4,619.20
38	602	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
39	603	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
40	704	65	\$950.15	\$950.15	\$950.15	\$950.15	\$3,800.60
41	705	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
42	706	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
43	707	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
44	708	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
45	701	79	\$1,154.80	\$1,154.80	\$1,154.80	\$1,154.80	\$4,619.20
46	702	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
47	703	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
48	804	65	\$950.15	\$950.15	\$950.15	\$950.15	\$3,800.60
49	805	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
50	806	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
51	807	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
52	808	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
53	801	79	\$1,154.80	\$1,154.80	\$1,154.80	\$1,154.80	\$4,619.20
54	802	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
55	803	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
56	904	65	\$950.15	\$950.15	\$950.15	\$950.15	\$3,800.60
57	905	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
58	906	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
59	907	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
60	908	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
61	901	79	\$1,154.80	\$1,154.80	\$1,154.80	\$1,154.80	\$4,619.20
62	902	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**LEGAL EXPENSE LEVY FEE SCHEDULE**  
**DUE AND PAYABLE ON PASSAGE JANUARY 20, 2010**

FOR FINANCIAL CONVENIENCE ONLY, PAYMENTS MAY BE MADE USING THE FOLLOWING SCHEDULE

March 1, 2010  
November 1, 2010  
July 1, 2011  
March 1, 2012  
TOTAL LEVY

300,000.00  
300,000.00  
300,000.00  
300,000.00  
**\$1,200,000.00**

S.L.#	UNIT #	U/E	March 1, 2010 INSTALLMENT	November 1, 2010 INSTALLMENT	July 1, 2011 INSTALLMENT	March 1, 2012 INSTALLMENT	TOTAL TO BE PAID
63	903	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
64	1004	65	\$950.15	\$950.15	\$950.15	\$950.15	\$3,800.60
65	1005	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
66	1006	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
67	1007	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
68	1008	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
69	1001	79	\$1,154.80	\$1,154.80	\$1,154.80	\$1,154.80	\$4,619.20
70	1002	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
71	1003	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
72	1104	65	\$950.15	\$950.15	\$950.15	\$950.15	\$3,800.60
73	1105	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
74	1106	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
75	1107	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
76	1108	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
77	1101	79	\$1,154.80	\$1,154.80	\$1,154.80	\$1,154.80	\$4,619.20
78	1102	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
79	1103	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
80	1204	102	\$1,491.01	\$1,491.01	\$1,491.01	\$1,491.01	\$5,964.04
81	1206	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
82	1207	103	\$1,505.63	\$1,505.63	\$1,505.63	\$1,505.63	\$6,022.52
83	1201	103	\$1,505.63	\$1,505.63	\$1,505.63	\$1,505.63	\$6,022.52
84	1202	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
85	1203	102	\$1,491.01	\$1,491.01	\$1,491.01	\$1,491.01	\$5,964.04
86	1404	102	\$1,491.01	\$1,491.01	\$1,491.01	\$1,491.01	\$5,964.04
87	1406	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
88	1407	103	\$1,505.63	\$1,505.63	\$1,505.63	\$1,505.63	\$6,022.52
89	1401	103	\$1,505.63	\$1,505.63	\$1,505.63	\$1,505.63	\$6,022.52
90	1402	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
91	1403	102	\$1,491.01	\$1,491.01	\$1,491.01	\$1,491.01	\$5,964.04
92	1503	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
93	1504	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
94	1501	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
95	1502	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
96	1603	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
97	1604	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
98	1601	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
99	1602	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
100	1703	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
101	1704	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
102	1701	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
103	1702	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
104	1803	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
105	1804	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
106	1801	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
107	1802	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
108	1903	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
109	1904	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
110	1901	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
111	1902	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
112	2002	126	\$1,841.84	\$1,841.84	\$1,841.84	\$1,841.84	\$7,367.36
113	2003	139	\$2,031.87	\$2,031.87	\$2,031.87	\$2,031.87	\$8,127.48
114	2001	139	\$2,031.87	\$2,031.87	\$2,031.87	\$2,031.87	\$8,127.48
115	2103	152	\$2,221.90	\$2,221.90	\$2,221.90	\$2,221.90	\$8,887.60
116	2104	147	\$2,148.81	\$2,148.81	\$2,148.81	\$2,148.81	\$8,595.24
117	2101	148	\$2,163.43	\$2,163.43	\$2,163.43	\$2,163.43	\$8,653.72
118	2102	153	\$2,236.52	\$2,236.52	\$2,236.52	\$2,236.52	\$8,946.08
119	205	81	\$1,184.04	\$1,184.04	\$1,184.04	\$1,184.04	\$4,736.16
120	206	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
121	207	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
122	208	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
123	201	80	\$1,169.42	\$1,169.42	\$1,169.42	\$1,169.42	\$4,677.68
124	202	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**LEGAL EXPENSE LEVY FEE SCHEDULE**  
**DUE AND PAYABLE ON PASSAGE JANUARY 20, 2010**

**FOR FINANCIAL CONVENIENCE ONLY, PAYMENTS MAY BE MADE USING THE FOLLOWING SCHEDULE**

March 1, 2010	300,000.00
November 1, 2010	300,000.00
July 1, 2011	300,000.00
March 1, 2012	300,000.00
<b>TOTAL LEVY</b>	<b>\$1,200,000.00</b>

S.L.#	UNIT #	U/E	March 1, 2010 INSTALLMENT	November 1, 2010 INSTALLMENT	July 1, 2011 INSTALLMENT	March 1, 2012 INSTALLMENT	TOTAL TO BE PAID
125	203	81	\$1,184.04	\$1,184.04	\$1,184.04	\$1,184.04	\$4,736.16
126	304	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
127	305	80	\$1,169.42	\$1,169.42	\$1,169.42	\$1,169.42	\$4,677.68
128	306	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
129	307	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
130	308	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
131	301	80	\$1,169.42	\$1,169.42	\$1,169.42	\$1,169.42	\$4,677.68
132	302	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
133	303	80	\$1,169.42	\$1,169.42	\$1,169.42	\$1,169.42	\$4,677.68
134	404	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
135	405	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
136	406	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
137	407	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
138	408	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
139	401	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
140	402	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
141	403	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
142	504	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
143	505	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
144	506	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
145	507	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
146	508	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
147	501	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
148	502	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
149	503	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
150	604	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
151	605	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
152	606	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
153	607	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
154	608	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
155	601	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
156	602	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
157	603	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
158	704	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
159	705	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
160	706	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
161	707	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
162	708	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
163	701	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
164	702	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
165	703	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
166	804	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
167	805	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
168	806	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
169	807	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
170	808	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
171	801	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
172	802	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
173	803	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
174	904	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
175	905	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
176	906	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
177	907	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
178	908	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
179	901	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
180	902	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
181	903	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
182	1004	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
183	1005	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
184	1006	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
185	1007	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
186	1008	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**LEGAL EXPENSE LEVY FEE SCHEDULE**  
**DUE AND PAYABLE ON PASSAGE JANUARY 20, 2010**

FOR FINANCIAL CONVENIENCE ONLY, PAYMENTS MAY BE MADE USING THE  
 FOLLOWING SCHEDULE

March 1, 2010  
 November 1, 2010  
 July 1, 2011  
 March 1, 2012  
 TOTAL LEVY

300,000.00  
 300,000.00  
 300,000.00  
 300,000.00  
**\$1,200,000.00**

S.L.#	UNIT #	U/E	March 1, 2010 INSTALLMENT	November 1, 2010 INSTALLMENT	July 1, 2011 INSTALLMENT	March 1, 2012 INSTALLMENT	TOTAL TO BE PAID
187	1001	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
188	1002	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
189	1003	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
190	1104	64	\$935.54	\$935.54	\$935.54	\$935.54	\$3,742.16
191	1105	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
192	1106	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
193	1107	75	\$1,096.33	\$1,096.33	\$1,096.33	\$1,096.33	\$4,385.32
194	1108	70	\$1,023.24	\$1,023.24	\$1,023.24	\$1,023.24	\$4,092.96
195	1101	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
196	1102	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
197	1103	78	\$1,140.18	\$1,140.18	\$1,140.18	\$1,140.18	\$4,560.72
198	1204	102	\$1,491.01	\$1,491.01	\$1,491.01	\$1,491.01	\$5,964.04
199	1206	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
200	1207	103	\$1,505.63	\$1,505.63	\$1,505.63	\$1,505.63	\$6,022.52
201	1201	103	\$1,505.63	\$1,505.63	\$1,505.63	\$1,505.63	\$6,022.52
202	1202	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
203	1203	102	\$1,491.01	\$1,491.01	\$1,491.01	\$1,491.01	\$5,964.04
204	1404	102	\$1,491.01	\$1,491.01	\$1,491.01	\$1,491.01	\$5,964.04
205	1406	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
206	1407	103	\$1,505.63	\$1,505.63	\$1,505.63	\$1,505.63	\$6,022.52
207	1401	103	\$1,505.63	\$1,505.63	\$1,505.63	\$1,505.63	\$6,022.52
208	1402	77	\$1,125.57	\$1,125.57	\$1,125.57	\$1,125.57	\$4,502.28
209	1403	102	\$1,491.01	\$1,491.01	\$1,491.01	\$1,491.01	\$5,964.04
210	1503	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
211	1504	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
212	1501	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
213	1502	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
214	1603	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
215	1604	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
216	1601	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
217	1602	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
218	1703	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
219	1704	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
220	1701	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
221	1702	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
222	1803	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
223	1804	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
224	1801	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
225	1802	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
226	1903	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
227	1904	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
228	1901	112	\$1,637.19	\$1,637.19	\$1,637.19	\$1,637.19	\$6,548.76
229	1902	110	\$1,607.95	\$1,607.95	\$1,607.95	\$1,607.95	\$6,431.80
230	2002	125	\$1,827.22	\$1,827.22	\$1,827.22	\$1,827.22	\$7,308.88
231	2003	139	\$2,031.87	\$2,031.87	\$2,031.87	\$2,031.87	\$8,127.48
232	2001	139	\$2,031.87	\$2,031.87	\$2,031.87	\$2,031.87	\$8,127.48
233	2103	151	\$2,207.28	\$2,207.28	\$2,207.28	\$2,207.28	\$8,829.12
234	2104	147	\$2,148.81	\$2,148.81	\$2,148.81	\$2,148.81	\$8,595.24
235	2101	147	\$2,148.81	\$2,148.81	\$2,148.81	\$2,148.81	\$8,595.24
236	2102	151	\$2,207.29	\$2,207.29	\$2,207.29	\$2,207.29	\$8,829.16
<b>TOTALS</b>	<b>20523</b>		<b>\$300,000.00</b>	<b>\$300,000.00</b>	<b>\$300,000.00</b>	<b>\$300,000.00</b>	<b>\$1,200,000.00</b>



## **12.2 Special Resolution - Approval to Undertake and Fund Repairs**

WHEREAS The Owners, Strata Plan BCS 40 (the "Strata Corporation") will be undertaking remedial repairs (the "Repairs") in respect of numerous defects and deficiencies to the condominium development located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia, and known as "Mayfair Place", as required to correct the defects and deficiencies and all resultant damage (the "Deficiencies") identified in the End of Warranty Reports prepared by Levelton Engineering dated August 20, 2004 and March 11, 2007, the Building Envelope Condition Review prepared by Levelton Engineering dated January 30, 2009 and Levelton Engineering's December 11, 2009 Report;

AND WHEREAS the Strata Corporation has suffered damages as a result of the Deficiencies, confirmed by engineer reports, including Levelton Engineering's report dated December 11, 2009 (copy attached) and the Repairs to remediate these Deficiencies are estimated to cost \$2,850,000.00;

**1. BE IT RESOLVED by a  $\frac{3}{4}$  vote, pursuant to the provisions of the Act and the associated regulations that the Strata Corporation is hereby duly and fully authorized to undertake the Repairs.**

**2. BE IT FURTHER RESOLVED by a  $\frac{3}{4}$  vote pursuant to section 108 of the Act that the Strata Corporation is hereby duly authorized to expend a sum of money not exceeding \$2,850,000.00 (Two Million Eight Hundred and Fifty Thousand Dollars) for the purpose of undertaking the Repairs;**

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots as set out in the attached schedule.

The special levy set out herein is due and payable in two instalments of \$1,425,000 (one million four hundred twenty-five thousand dollars) due March 1, 2010 and \$1,425,000 due September 1, 2010. Any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

Any owner who fails to make any payments in accordance with this resolution shall be assessed a fine of \$200.00. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually on any unpaid special levy from the date the special levy is due until the special levy is paid in full.

Pursuant to Section 108(5) and 108(6) of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

This special levy shall be considered as part of the common expenses of the Strata Corporation and Sections 116, 117 and 118 of the Act shall be applicable where an Owner fails to make the required payment as authorized by the passage of this  $\frac{3}{4}$  vote. The Strata Corporation may, under section 116 of the Act, register a Certificate of Lien against an Owner's strata lot for unpaid special levy and interest on the same.

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY FEE SCHEDULE**  
**DUE AND PAYABLE ON PASSAGE JANUARY 20, 2010**

**FOR FINANCIAL CONVENIENCE ONLY, PAYMENTS MAY BE MADE USING THE FOLLOWING SCHEDULE**

MARCH 1, 2010	1,425,000.00
SEPTEMBER 1, 2010	1,425,000.00
<b>TOTAL LEVY</b>	<b><u>\$2,850,000.00</u></b>

S.L.#	UNIT #	U/E	MAR 1, 2010 INSTALLMENT	SEPT 1, 2010 INSTALLMENT	TOTAL TO BE PAID
1	205	81	\$5,624.19	\$5,624.19	\$11,248.38
2	206	78	\$5,415.88	\$5,415.88	\$10,831.76
3	207	77	\$5,346.45	\$5,346.45	\$10,692.90
4	208	70	\$4,860.41	\$4,860.41	\$9,720.82
5	201	80	\$5,554.75	\$5,554.75	\$11,109.50
6	202	78	\$5,415.88	\$5,415.88	\$10,831.76
7			\$0.00	\$0.00	\$0.00
8	304	65	\$4,513.24	\$4,513.24	\$9,026.48
9	305	80	\$5,554.75	\$5,554.75	\$11,109.50
10	306	78	\$5,415.88	\$5,415.88	\$10,831.76
11	307	77	\$5,346.45	\$5,346.45	\$10,692.90
12	308	70	\$4,860.41	\$4,860.41	\$9,720.82
13	301	80	\$5,554.75	\$5,554.75	\$11,109.50
14	302	78	\$5,415.88	\$5,415.88	\$10,831.76
15	303	80	\$5,554.75	\$5,554.75	\$11,109.50
16	404	65	\$4,513.24	\$4,513.24	\$9,026.48
17	405	78	\$5,415.88	\$5,415.88	\$10,831.76
18	406	78	\$5,415.88	\$5,415.88	\$10,831.76
19	407	75	\$5,207.58	\$5,207.58	\$10,415.16
20	408	70	\$4,860.41	\$4,860.41	\$9,720.82
21	401	79	\$5,485.32	\$5,485.32	\$10,970.64
22	402	78	\$5,415.88	\$5,415.88	\$10,831.76
23	403	78	\$5,415.88	\$5,415.88	\$10,831.76
24	504	65	\$4,513.24	\$4,513.24	\$9,026.48
25	505	78	\$5,415.88	\$5,415.88	\$10,831.76
26	506	78	\$5,415.88	\$5,415.88	\$10,831.76
27	507	75	\$5,207.58	\$5,207.58	\$10,415.16
28	508	70	\$4,860.41	\$4,860.41	\$9,720.82
29	501	79	\$5,485.32	\$5,485.32	\$10,970.64
30	502	78	\$5,415.87	\$5,415.87	\$10,831.74
31	503	78	\$5,415.87	\$5,415.87	\$10,831.74
32	604	65	\$4,513.23	\$4,513.23	\$9,026.46
33	605	78	\$5,415.87	\$5,415.87	\$10,831.74
34	606	78	\$5,415.87	\$5,415.87	\$10,831.74
35	607	75	\$5,207.57	\$5,207.57	\$10,415.14
36	608	70	\$4,860.40	\$4,860.40	\$9,720.80
37	601	79	\$5,485.31	\$5,485.31	\$10,970.62
38	602	78	\$5,415.87	\$5,415.87	\$10,831.74
39	603	78	\$5,415.87	\$5,415.87	\$10,831.74
40	704	65	\$4,513.23	\$4,513.23	\$9,026.46
41	705	78	\$5,415.87	\$5,415.87	\$10,831.74
42	706	78	\$5,415.87	\$5,415.87	\$10,831.74
43	707	75	\$5,207.57	\$5,207.57	\$10,415.14
44	708	70	\$4,860.40	\$4,860.40	\$9,720.80
45	701	79	\$5,485.32	\$5,485.32	\$10,970.64
46	702	78	\$5,415.88	\$5,415.88	\$10,831.76
47	703	78	\$5,415.88	\$5,415.88	\$10,831.76
48	804	65	\$4,513.24	\$4,513.24	\$9,026.48
49	805	78	\$5,415.88	\$5,415.88	\$10,831.76
50	806	78	\$5,415.88	\$5,415.88	\$10,831.76
51	807	75	\$5,207.58	\$5,207.58	\$10,415.16
52	808	70	\$4,860.41	\$4,860.41	\$9,720.82
53	801	79	\$5,485.32	\$5,485.32	\$10,970.64
54	802	78	\$5,415.88	\$5,415.88	\$10,831.76
55	803	78	\$5,415.88	\$5,415.88	\$10,831.76
56	904	65	\$4,513.24	\$4,513.24	\$9,026.48
57	905	78	\$5,415.88	\$5,415.88	\$10,831.76
58	906	78	\$5,415.88	\$5,415.88	\$10,831.76
59	907	75	\$5,207.58	\$5,207.58	\$10,415.16
60	908	70	\$4,860.41	\$4,860.41	\$9,720.82
61	901	79	\$5,485.32	\$5,485.32	\$10,970.64

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY FEE SCHEDULE**  
**DUE AND PAYABLE ON PASSAGE JANUARY 20, 2010**

**FOR FINANCIAL CONVENIENCE ONLY, PAYMENTS MAY BE MADE USING THE FOLLOWING SCHEDULE**

MARCH 1, 2010	1,425,000.00
SEPTEMBER 1, 2010	1,425,000.00
<b>TOTAL LEVY</b>	<b><u>\$2,850,000.00</u></b>

S.L.#	UNIT #	U/E	MAR 1, 2010 INSTALLMENT	SEPT 1, 2010 INSTALLMENT	TOTAL TO BE PAID
62	902	78	\$5,415.88	\$5,415.88	\$10,831.76
63	903	78	\$5,415.88	\$5,415.88	\$10,831.76
64	1004	65	\$4,513.24	\$4,513.24	\$9,026.48
65	1005	78	\$5,415.88	\$5,415.88	\$10,831.76
66	1006	78	\$5,415.88	\$5,415.88	\$10,831.76
67	1007	75	\$5,207.58	\$5,207.58	\$10,415.16
68	1008	70	\$4,860.41	\$4,860.41	\$9,720.82
69	1001	79	\$5,485.31	\$5,485.31	\$10,970.62
70	1002	78	\$5,415.87	\$5,415.87	\$10,831.74
71	1003	78	\$5,415.87	\$5,415.87	\$10,831.74
72	1104	65	\$4,513.23	\$4,513.23	\$9,026.46
73	1105	78	\$5,415.87	\$5,415.87	\$10,831.74
74	1106	78	\$5,415.87	\$5,415.87	\$10,831.74
75	1107	75	\$5,207.57	\$5,207.57	\$10,415.14
76	1108	70	\$4,860.40	\$4,860.40	\$9,720.80
77	1101	79	\$5,485.31	\$5,485.31	\$10,970.62
78	1102	78	\$5,415.87	\$5,415.87	\$10,831.74
79	1103	78	\$5,415.87	\$5,415.87	\$10,831.74
80	1204	102	\$7,082.30	\$7,082.30	\$14,164.60
81	1206	77	\$5,346.44	\$5,346.44	\$10,692.88
82	1207	103	\$7,151.73	\$7,151.73	\$14,303.46
83	1201	103	\$7,151.73	\$7,151.73	\$14,303.46
84	1202	77	\$5,346.44	\$5,346.44	\$10,692.88
85	1203	102	\$7,082.30	\$7,082.30	\$14,164.60
86	1404	102	\$7,082.30	\$7,082.30	\$14,164.60
87	1406	77	\$5,346.44	\$5,346.44	\$10,692.88
88	1407	103	\$7,151.73	\$7,151.73	\$14,303.46
89	1401	103	\$7,151.73	\$7,151.73	\$14,303.46
90	1402	77	\$5,346.44	\$5,346.44	\$10,692.88
91	1403	102	\$7,082.30	\$7,082.30	\$14,164.60
92	1503	110	\$7,637.77	\$7,637.77	\$15,275.54
93	1504	112	\$7,776.64	\$7,776.64	\$15,553.28
94	1501	112	\$7,776.64	\$7,776.64	\$15,553.28
95	1502	110	\$7,637.77	\$7,637.77	\$15,275.54
96	1603	110	\$7,637.77	\$7,637.77	\$15,275.54
97	1604	112	\$7,776.64	\$7,776.64	\$15,553.28
98	1601	112	\$7,776.64	\$7,776.64	\$15,553.28
99	1602	110	\$7,637.77	\$7,637.77	\$15,275.54
100	1703	110	\$7,637.77	\$7,637.77	\$15,275.54
101	1704	112	\$7,776.64	\$7,776.64	\$15,553.28
102	1701	112	\$7,776.64	\$7,776.64	\$15,553.28
103	1702	110	\$7,637.77	\$7,637.77	\$15,275.54
104	1803	110	\$7,637.77	\$7,637.77	\$15,275.54
105	1804	112	\$7,776.64	\$7,776.64	\$15,553.28
106	1801	112	\$7,776.64	\$7,776.64	\$15,553.28
107	1802	110	\$7,637.77	\$7,637.77	\$15,275.54
108	1903	110	\$7,637.77	\$7,637.77	\$15,275.54
109	1904	112	\$7,776.64	\$7,776.64	\$15,553.28
110	1901	112	\$7,776.64	\$7,776.64	\$15,553.28
111	1902	110	\$7,637.77	\$7,637.77	\$15,275.54
112	2002	126	\$8,748.72	\$8,748.72	\$17,497.44
113	2003	139	\$9,651.37	\$9,651.37	\$19,302.74
114	2001	139	\$9,651.37	\$9,651.37	\$19,302.74
115	2103	152	\$10,554.01	\$10,554.01	\$21,108.02
116	2104	147	\$10,206.84	\$10,206.84	\$20,413.68
117	2101	148	\$10,276.28	\$10,276.28	\$20,552.56
118	2102	153	\$10,623.45	\$10,623.45	\$21,246.90
119	205	81	\$5,624.18	\$5,624.18	\$11,248.36
120	206	78	\$5,415.87	\$5,415.87	\$10,831.74
121	207	77	\$5,346.44	\$5,346.44	\$10,692.88
122	208	70	\$4,860.40	\$4,860.40	\$9,720.80

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY FEE SCHEDULE**  
**DUE AND PAYABLE ON PASSAGE JANUARY 20, 2010**

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MARCH 1, 2010	1,425,000.00
SEPTEMBER 1, 2010	1,425,000.00
<b>TOTAL LEVY</b>	<b><u>\$2,850,000.00</u></b>

S.L.#	UNIT #	U/E	MAR 1, 2010 INSTALLMENT	SEPT 1, 2010 INSTALLMENT	TOTAL TO BE PAID
123	201	80	\$5,554.74	\$5,554.74	\$11,109.48
124	202	78	\$5,415.87	\$5,415.87	\$10,831.74
125	203	81	\$5,624.18	\$5,624.18	\$11,248.36
126	304	64	\$4,443.79	\$4,443.79	\$8,887.58
127	305	80	\$5,554.74	\$5,554.74	\$11,109.48
128	306	78	\$5,415.87	\$5,415.87	\$10,831.74
129	307	77	\$5,346.44	\$5,346.44	\$10,692.88
130	308	70	\$4,860.40	\$4,860.40	\$9,720.80
131	301	80	\$5,554.74	\$5,554.74	\$11,109.48
132	302	78	\$5,415.87	\$5,415.87	\$10,831.74
133	303	80	\$5,554.74	\$5,554.74	\$11,109.48
134	404	64	\$4,443.79	\$4,443.79	\$8,887.58
135	405	78	\$5,415.87	\$5,415.87	\$10,831.74
136	406	78	\$5,415.87	\$5,415.87	\$10,831.74
137	407	75	\$5,207.57	\$5,207.57	\$10,415.14
138	408	70	\$4,860.40	\$4,860.40	\$9,720.80
139	401	78	\$5,415.87	\$5,415.87	\$10,831.74
140	402	78	\$5,415.87	\$5,415.87	\$10,831.74
141	403	78	\$5,415.87	\$5,415.87	\$10,831.74
142	504	64	\$4,443.79	\$4,443.79	\$8,887.58
143	505	78	\$5,415.87	\$5,415.87	\$10,831.74
144	506	78	\$5,415.87	\$5,415.87	\$10,831.74
145	507	75	\$5,207.57	\$5,207.57	\$10,415.14
146	508	70	\$4,860.40	\$4,860.40	\$9,720.80
147	501	78	\$5,415.87	\$5,415.87	\$10,831.74
148	502	78	\$5,415.87	\$5,415.87	\$10,831.74
149	503	78	\$5,415.87	\$5,415.87	\$10,831.74
150	604	64	\$4,443.79	\$4,443.79	\$8,887.58
151	605	78	\$5,415.87	\$5,415.87	\$10,831.74
152	606	78	\$5,415.87	\$5,415.87	\$10,831.74
153	607	75	\$5,207.57	\$5,207.57	\$10,415.14
154	608	70	\$4,860.40	\$4,860.40	\$9,720.80
155	601	78	\$5,415.87	\$5,415.87	\$10,831.74
156	602	78	\$5,415.87	\$5,415.87	\$10,831.74
157	603	78	\$5,415.87	\$5,415.87	\$10,831.74
158	704	64	\$4,443.79	\$4,443.79	\$8,887.58
159	705	78	\$5,415.87	\$5,415.87	\$10,831.74
160	706	78	\$5,415.87	\$5,415.87	\$10,831.74
161	707	75	\$5,207.57	\$5,207.57	\$10,415.14
162	708	70	\$4,860.40	\$4,860.40	\$9,720.80
163	701	78	\$5,415.87	\$5,415.87	\$10,831.74
164	702	78	\$5,415.87	\$5,415.87	\$10,831.74
165	703	78	\$5,415.87	\$5,415.87	\$10,831.74
166	804	64	\$4,443.79	\$4,443.79	\$8,887.58
167	805	78	\$5,415.87	\$5,415.87	\$10,831.74
168	806	78	\$5,415.87	\$5,415.87	\$10,831.74
169	807	75	\$5,207.57	\$5,207.57	\$10,415.14
170	808	70	\$4,860.40	\$4,860.40	\$9,720.80
171	801	78	\$5,415.87	\$5,415.87	\$10,831.74
172	802	78	\$5,415.87	\$5,415.87	\$10,831.74
173	803	78	\$5,415.87	\$5,415.87	\$10,831.74
174	904	64	\$4,443.79	\$4,443.79	\$8,887.58
175	905	78	\$5,415.87	\$5,415.87	\$10,831.74
176	906	78	\$5,415.87	\$5,415.87	\$10,831.74
177	907	75	\$5,207.57	\$5,207.57	\$10,415.14

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY FEE SCHEDULE**  
**DUE AND PAYABLE ON PASSAGE JANUARY 20, 2010**

**FOR FINANCIAL CONVENIENCE ONLY, PAYMENTS MAY BE MADE USING THE FOLLOWING SCHEDULE**

MARCH 1, 2010	1,425,000.00
SEPTEMBER 1, 2010	1,425,000.00
<b>TOTAL LEVY</b>	<b><u>\$2,850,000.00</u></b>

S.L.#	UNIT #	U/E	MAR 1, 2010 INSTALLMENT	SEPT 1, 2010 INSTALLMENT	TOTAL TO BE PAID
178	908	70	\$4,860.40	\$4,860.40	\$9,720.80
179	901	78	\$5,415.87	\$5,415.87	\$10,831.74
180	902	78	\$5,415.87	\$5,415.87	\$10,831.74
181	903	78	\$5,415.87	\$5,415.87	\$10,831.74
182	1004	64	\$4,443.79	\$4,443.79	\$8,887.58
183	1005	78	\$5,415.87	\$5,415.87	\$10,831.74
184	1006	78	\$5,415.87	\$5,415.87	\$10,831.74
185	1007	75	\$5,207.57	\$5,207.57	\$10,415.14
186	1008	70	\$4,860.40	\$4,860.40	\$9,720.80
187	1001	78	\$5,415.87	\$5,415.87	\$10,831.74
188	1002	78	\$5,415.87	\$5,415.87	\$10,831.74
189	1003	78	\$5,415.87	\$5,415.87	\$10,831.74
190	1104	64	\$4,443.79	\$4,443.79	\$8,887.58
191	1105	78	\$5,415.87	\$5,415.87	\$10,831.74
192	1106	78	\$5,415.87	\$5,415.87	\$10,831.74
193	1107	75	\$5,207.57	\$5,207.57	\$10,415.14
194	1108	70	\$4,860.40	\$4,860.40	\$9,720.80
195	1101	78	\$5,415.87	\$5,415.87	\$10,831.74
196	1102	78	\$5,415.87	\$5,415.87	\$10,831.74
197	1103	78	\$5,415.87	\$5,415.87	\$10,831.74
198	1204	102	\$7,082.30	\$7,082.30	\$14,164.60
199	1206	77	\$5,346.44	\$5,346.44	\$10,692.88
200	1207	103	\$7,151.73	\$7,151.73	\$14,303.46
201	1201	103	\$7,151.73	\$7,151.73	\$14,303.46
202	1202	77	\$5,346.44	\$5,346.44	\$10,692.88
203	1203	102	\$7,082.30	\$7,082.30	\$14,164.60
204	1404	102	\$7,082.30	\$7,082.30	\$14,164.60
205	1406	77	\$5,346.44	\$5,346.44	\$10,692.88
206	1407	103	\$7,151.73	\$7,151.73	\$14,303.46
207	1401	103	\$7,151.73	\$7,151.73	\$14,303.46
208	1402	77	\$5,346.44	\$5,346.44	\$10,692.88
209	1403	102	\$7,082.30	\$7,082.30	\$14,164.60
210	1503	110	\$7,637.77	\$7,637.77	\$15,275.54
211	1504	112	\$7,776.64	\$7,776.64	\$15,553.28
212	1501	112	\$7,776.64	\$7,776.64	\$15,553.28
213	1502	110	\$7,637.77	\$7,637.77	\$15,275.54
214	1603	110	\$7,637.77	\$7,637.77	\$15,275.54
215	1604	112	\$7,776.64	\$7,776.64	\$15,553.28
216	1601	112	\$7,776.64	\$7,776.64	\$15,553.28
217	1602	110	\$7,637.77	\$7,637.77	\$15,275.54
218	1703	110	\$7,637.77	\$7,637.77	\$15,275.54
219	1704	112	\$7,776.64	\$7,776.64	\$15,553.28
220	1701	112	\$7,776.64	\$7,776.64	\$15,553.28
221	1702	110	\$7,637.77	\$7,637.77	\$15,275.54
222	1803	110	\$7,637.77	\$7,637.77	\$15,275.54
223	1804	112	\$7,776.64	\$7,776.64	\$15,553.28
224	1801	112	\$7,776.64	\$7,776.64	\$15,553.28
225	1802	110	\$7,637.77	\$7,637.77	\$15,275.54
226	1903	110	\$7,637.77	\$7,637.77	\$15,275.54
227	1904	112	\$7,776.64	\$7,776.64	\$15,553.28
228	1901	112	\$7,776.64	\$7,776.64	\$15,553.28
229	1902	110	\$7,637.77	\$7,637.77	\$15,275.54
230	2002	125	\$8,679.29	\$8,679.29	\$17,358.58
231	2003	139	\$9,651.37	\$9,651.37	\$19,302.74
232	2001	139	\$9,651.37	\$9,651.37	\$19,302.74
233	2103	151	\$10,484.58	\$10,484.58	\$20,969.16
234	2104	147	\$10,206.84	\$10,206.84	\$20,413.68
235	2101	147	\$10,206.84	\$10,206.84	\$20,413.68
236	2102	151	\$10,484.59	\$10,484.59	\$20,969.18
<b>TOTALS</b>	<b>20523</b>		<b>\$1,425,000.00</b>	<b>\$1,425,000.00</b>	<b><u>\$2,850,000.00</u></b>



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*Construction Materials*

*Building Science*

*Geotechnical*

*Metallurgy and Corrosion*

*Environmental*

*Analytical Chemistry*

*Physical Testing*

December 11, 2009

Project No: RI09-1119-01

The Owners, Strata Plan BCS40  
7368 Sandborne Avenue, Burnaby, BC

**Attention:** Ms. Deidre Riley, Strata Member

**PROJECT:** Mayfair Place - 7368 & 7388 Sandborne Avenue, Burnaby

**SUBJECT:** Proposed Scope of Repairs

Dear Ms Riley,

Levelton has previously prepared a Building Envelope Condition Review Report (the "2009 Report") for Mayfair Place, dated January 10, 2009. The report documents a number of deficiencies related to the envelope of the building. The deficiencies were assigned a risk level (high, moderate or low) based on the anticipated impact of the deficiency on the performance of the building.

Based on the information obtained from the 2009 Report and the results of the additional investigation, Levelton prepared the attached Scope of Repairs. We have included all of the items included in the "high risk" category and some of the items in the "moderate risk" category. Maintenance deficiencies such as cleaning of the balcony and roof drains, and cleaning of the exhaust ducts were not included in the Scope of Repairs since they should be part of the annual operating budget. Additionally, maintenance deficiencies caused by alterations of building envelope components by individual owners were not included as their repair cost should be the responsibility of the respective owners.



Levelton is presenting the Owners with a complete recommended Scope of Repairs.

We appreciate your interest in working with Levelton.

Sincerely,

**LEVELTON CONSULTANTS LTD.**

Reviewed by:

A handwritten signature in black ink, appearing to read "B. Huet".

Per: Billy Huet, P.Eng.  
Building Science Division

A handwritten signature in black ink, appearing to read "D. Evans".

Per: David Evans, P.Eng.  
Manager, Building Science Division

BJH:DZE

**Table 1 - Complete Recommended Scope of Repairs**

Risk Level	Building Envelope Components	Deficiency Types	Opinion of Probable Cost	Ref
<b>WALLS AND GUARDWALLS</b>				
High	Brick veneer	Where missing or dislocated install new bricks and/or flashings below exhaust vents.	\$35,000	1.m and 1.r
High	Brick veneer	Exploratory openings in the brick veneer wall at three locations at the brick shelf-angle where signs of corrosion was previously observed.	\$5,000	1.j
High	Concrete walls	At the amenity building, and first three levels concrete walls of both Towers, route-out and sealed all cracks in the concrete walls.	\$50,000	1.b
High	Concrete walls	At the amenity building, and first three levels concrete walls of both Towers, re-coat the concrete walls.	\$100,000	1.c
High	Tower II- Suite # 303	At Tower II – Suite #303, Levelton recommends removing and replacing the interior gypsum board, poly vapour barrier, and fiber batt insulation at the exterior wall. Re-seal the windows to the installation angles.	\$40,000	7
Moderate	Concrete walls	Route-out and sealed all concrete cold joint opening above the 3 <sup>rd</sup> levels of both Towers.	\$250,000	1.a and 3.e
Moderate	Concrete walls	Re-coat all concrete walls above the 3 <sup>rd</sup> level of both Towers.	\$360,000	1.c
Moderate	Concrete walls	Remove existing paint and apply waterproofing coating over all sloped and flat surfaces of concrete walls such as guard walls.	\$100,000	1.c
Moderate	Concrete walls	Apply new damproofing and waterproofing membrane at the base of the wall where missing.	\$30,000	1.n
<b>WINDOWS AND DOORS</b>				
High	Window operables	Replace all casement operables and corroded components.	\$560,000	2.i and 2.l
High	Window frame	Secure adequately the window with an improperly installed deflection head.	\$10,000	2.f
High	Doors	Re-Install the exposed doors with adequate detailing at the sill and provide overhead protection.	\$10,000	2.r
Moderate	Spandrel panels	Secure adequately the flashings at the spandrel panels.	Included in Item 2.i.	2.k
Moderate	Window flashings	Replace all corroded flashing fasteners.	Included in Item 2.i.	2.m



Risk Level	Building Envelope Components	Deficiency Types	Opinion of Probable Cost	Ref
<b>WINDOWS AND DOORS</b>				
Moderate	Window flashings	Install new flashings where missing.	Included in Item 2.i.	2.n
Moderate	Window frames	Seal the gaps between the window frames.	Included in Item 2.i	2.g
Moderate	Doors	Remove corrosion at steel doors and re-coat with anti-corrosion coating.	\$10,000	2.p
Moderate	Windows weather-stripping	Cut the loose sections of weather-stripping at the window frame connections.	\$20,000	2.a
Moderate	Windows glazing tape	Remove and replace the deformed or missing exterior glazing tape.	\$60,000	2.b
Moderate	Windows glazing stop	Re-Install glazing stops where missing or loose.	\$20,000	2.c
<b>SEALANTS</b>				
High	Sealants	Apply sealant between dissimilar materials where it is missing.	\$250,000	6.b and 4.d
Moderate	Sealants	Remove failed and damaged sealant joints between dissimilar materials and apply new sealant.	\$350,000	6.a
<b>BALCONIES</b>				
Moderate	Balcony scuppers	Extend scupper projection where short.	\$40,000	3.b
Moderate	Balcony membrane	At Tower II – Suite #1702 and #1701, remove any loose membrane and re-applying the base and top coat of the waterproofing membrane.	\$2,000	
<b>EXHAUST VENTS AND GRILLS</b>				
Moderate	Exhaust vents	Install screens or dampers where missing.	\$10,000	1.q
Moderate	Fireplace B-vents	Replace corroded fasteners at the fireplace B-vents	\$20,000	1.o
<b>ROOFS</b>				
High	Roofs	Apply waterproofing membrane where missing along the roof perimeter and at the doors sills.	\$20,000	4.c
Moderate	Roof flashings	Apply flashings where missing at the roof perimeter.	Included in 1.n.	6.c

<b>PARKING</b>				
Moderate	Parking structure	Repair all cracks in the parkade concrete walls that have active water ingress using epoxy injection.	\$40,000	5.a
Moderate	Parking structure	Replace the worn waterproofing membrane at heavy traffic areas.	\$30,000	5.c
<b>TOTAL CONSTRUCTION COST</b>			\$2,422,000	
<b>ALLOWANCE FOR ACCESS</b>			\$15,000 per month	
<b>ENGINEERING FEES</b>			10% of total construction cost	
<b>TOTAL COST ASSUMING A 12-MONTH CONSTRUCTION SCHEDULE</b>			\$2,844,200	

### **12.3 Resolution – by Majority Vote – Globalive Telecommunication System**

**WHEREAS** the strata corporation has been approached by Globalive Wireless Management to enter into a lease agreement, permitting Globalive to rent a portion of the rooftop for the installation of 3 pipe antenna mounts for radio communication and whereby Globalive would pay a fee of \$18,000 (eighteen thousand dollars) per year to the strata corporation for use of the space;

**BE IT RESOLVED** that the Owners' Strata Plan BCS 40, hereby authorize the rental of roof space for the purpose of installing telecommunication antenna equipment.



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**PROXY APPOINTMENT**  
*(Section 56)*

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Re: Strata Lot \_\_\_\_\_ of Strata Plan BCS 40

I/We, \_\_\_\_\_, the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy at the annual general meeting to be held on Wednesday, January 20, 2010

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee

**12.1 Special Resolution – Approval to Commence and Fund Legal Proceedings**

\_\_\_\_\_  
IN FAVOUR

\_\_\_\_\_  
OPPOSED

**12.2 Special Resolution – Approval to Undertake and Fund Repairs**

\_\_\_\_\_  
IN FAVOUR

\_\_\_\_\_  
OPPOSED

**12.3 Majority Vote Resolution – Globalive Telecommunication System**

\_\_\_\_\_  
IN FAVOUR

\_\_\_\_\_  
OPPOSED



**ANNUAL GENERAL MEETING MINUTES  
STRATA PLAN BCS 40, MAYFAIR PLACE  
7368/7388 SANDBORNE AVENUE, BURNABY, BC**

---

**HELD:** January 20, 2010

**LOCATION:** Billiards Room, 7368/7388 Sandborne Avenue  
Burnaby, BC

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**REGISTRATION**

Those in attendance signed the owner registration sheet.

It was MOVED, SECONDED, and CARRIED to appoint Albert Chan as meeting Chair, in light of the fact that the President and Vice President are no longer owners in the strata corporation.

**CERTIFY PROXIES**

The proxies of owners were certified.

**QUORUM REPORT**

The strata agent reported that of the potential 236 strata units, 134 owners were present in person and 17 were represented by proxy for a total representation of 151.

**CALL TO ORDER**

The meeting was called to order at 7:15 p.m.

**PROOF OF NOTICE**

The Notice of Call was issued December 30, 2009, satisfying the requirements of the Strata Property Act. The meeting was duly convened to conduct the business at hand.

**APPROVAL OF AGENDA**

It was MOVED (T1-1201) and SECONDED (T1-306) to disapprove the agenda. The owner explained her intent of the motion being to set aside voting on the special levies until more information could be made available. Details with respect to process were clarified and the motion was withdrawn.

It was MOVED (T1-1801) to remove items 12.1 and 12.2 from the Agenda. The floor was opened for discussion and owners spoke in favour of holding a Special General Meeting and giving owners more

time to digest all information. A Point of Order was noted and the Motion was withdrawn without objection.

It was MOVED (T2-202), SECONDED (T2-505), and unanimously CARRIED to approve agenda as previously distributed.

### **APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

It was MOVED (T2-202) and SECONDED (T2-502) to approve the Minutes of the January 21, 2009 Annual General Meeting minutes as previously distributed. The floor was opened for discussion and an owner questioned council's authority to expend Contingency Reserve Funds on legal fees. The secretary read aloud the legal action resolution approved by a special resolution at the previous year's AGM. It was clarified that a combined total of \$182,000 has been spent on legal costs and engineering investigations and reports as of November 30, 2009. The question was called and CARRIED UNANIMOUSLY.

### **PRESIDENT'S REPORT**

The Chair explained that the former President, David Cretney, and the former Vice President, Deirdre Reilly, sold their respective strata lots. Sincere thanks was extended to David, Deirdre and the rest of council for all their hard work. This was followed by a round of applause.

### **INSURANCE COVERAGE REPORT**

The strata agent reviewed the amount of coverage and explained the importance of owners carrying their own contents insurance and ensuring their contents insurer is aware of the strata corporation's deductible levels as, in the event of a claim on the strata corporation's policy, the deductible portion can be charged back to the owner and recovered by the owner from their contents insurer, provided the owner carries sufficient coverage.

An owner inquired regarding the policy exclusion of broad form money and securities loss and the potential cost to owners to add this coverage in the future. The strata agent advised she would research and report to council.

### **ELECTION OF COUNCIL**

Those present were thanked for attending the meeting. It was explained that the council election was moved up on the agenda due to poor attendance in previous years and owners leaving the meeting prior to the election. The Chair explained the term of council ends at the end of each AGM and all seven positions are open for one-year terms.

The floor was opened for nominations and volunteers. It was clarified that council must consist of not less than 5 and not more than 7 members and that spouses of owners are eligible to sit on council. The following owners permitted their names to stand for election to council and all nominees spoke to their background and skill set:



<b>Darren Miller</b>	<b>#202 T2</b>
<b>Albert Chan</b>	<b>#305 T2</b>
<b>Matthew Dumala</b>	<b>#506 T2</b>
<b>Murray MacKinnon</b>	<b>#2002 T1</b>
<b>Mabel Perria</b>	<b>#602 T1</b>
<b>Chad Amini</b>	<b>#402 T2</b>
<b>Kelly Kong</b>	<b>#1102 T2</b>

The floor was closed and the above owners were declared elected by acclamation.

### **APPROVAL OF BUDGET**

It was MOVED (T2-1403) and SECONDED (T2-607) to approve the budget and the floor was opened for discussion. The following issues were addressed:

- It was clarified the strata corporation owns one suite in which the resident manager resides and rents a second suite for the assistant resident manager. The mortgage on the strata-owned suite is paid in full. The caretakers pay a below market rent of \$825 each and the strata corporation subsidizes the rent to the market rate.
- An owner noted council came to the ownership for mandate to purchase a second suite and it was turned down. It was further clarified that the line item of Caretaker Wages represents the gross wages paid and employer contributions.
- In response to a question from the floor, it was responded that the strata corporation is looking into purchasing natural gas from a supplier other than Terasen. Owners were reminded that turning off the fireplace pilot light during the warmer months saves a great deal of money.

The question was called and CARRIED UNANIMOUSLY.

### **NEW BUSINESS**

#### **12.1 SPECIAL RESOLUTION BY ¾ VOTE – APPROVAL TO COMMENCE AND FUND LEGAL PROCEEDINGS VIA SPECIAL LEVY**

It was MOVED (T2-1403) and SECONDED (T2-202) to approve the resolution as presented. The floor was then opened for discussion and the following issues raised:

- An owner spoke in favour of the resolution, noting the matter has been ongoing since 2004 and further deficiencies have been found without any of the original deficiencies being addressed by the developer or warranty provider.
- An owner spoke to legal counsel's statement at the Information Meeting respecting the City's accountability and inquired why other condominiums in the same situation did not receive remuneration from the City. It was responded that when parties reach an agreement at mediation, there is no publication of what was agreed upon.

- An owner spoke in opposition to the resolution, acknowledging council's work toward the legal and repair aspects, but questioned the calculation of what would be recoverable.

It was clarified that \$1.2M is the amount required to take the matter to full Court of BC. Payments of the levy would be spread over two years. Should the amount required be less than the levy because the defendants and their insurance companies chose to have the claims mediated, any unspent funds would be returned to the owners on record at the time of the refund.

- An owner inquired what has been achieved by the legal expenditures to date and it was explained that legal counsel has reviewed all contracts for work performed during construction of the building. A number of contractors were found not to be responsible for the deficient items and were excluded. All other contractors were re-established with the Registrar of Companies in order that they can still be sued in the event their company dissolves. It was further explained that the companies have liability insurance and their insurance companies are held responsible regardless of whether the company has dissolved or declared bankruptcy.

It was explained that the levy funds would be maintained in a trust account and council would approve payment to legal counsel acting as agent on behalf of the strata corporation.

- An owner spoke in favour of the resolution, reminding those present that a commitment was already made to expend legal fees at the previous AGM. The owner cautioned those present that damage to the building continues and defeating the resolution could negatively impact the sale of suites.

It was MOVED (T1-1703) and SECONDED (T1-1604) to amend the main motion to require council to present a quarterly status report mid-way between each instalment due date. Discussion ensued and an owner cautioned against the amendment, warning of the risk of weakening the case. The ownership was reminded that council can be mandated to call an SGM with 20% of the owners submitting a written requisition. The amendment was withdrawn and discussion returned to the main motion.

It was MOVED (T2-202), SECONDED (T2-502) to table the main motion until a reasonable report can be presented to the Ownership and the ownership be given a reasonable amount of time to absorb the information and the matter be readdressed at a later date. The floor was opened for discussion and various opinions were voiced. The motion to table the main question was called and CARRIED with 69 in favour and 37 opposed.

## **12.2 SPECIAL RESOLUTION BY ¾ VOTE – APPROVAL TO UNDERTAKE AND FUND BUILDING REPAIRS VIA SPECIAL LEVY**

It was MOVED (T2-202) and SECONDED (T1-2002) to approve the resolution and the floor was opened for discussion. The following issues were raised:

- An owner noted that regardless of the outcome of the legal expenses resolution, damage continues to occur to the building and the repairs must be undertaken.
- An owner cautioned that property values will be affected if repairs are not undertaken.

- It was clarified that Levelton is not a construction company, but an engineering firm and Levelton does not undertake repairs. Competitive pricing will be sought from contractors based on the specifications issued prepared by Levelton and approved by council.
- An owner spoke against the resolution, stating a lack of information regarding the breakdown of costs between repairs and maintenance. It was responded that a breakdown of costs associated with repairs and costs associated with deficiencies will be made available to the owners. The breakdown between the two is approximately 30% repairs and 70% deficiencies.
- The issue of window replacements was addressed and several owners spoke in favour of replacing only those windows that have failed. It was noted that the windows suffer manufacturing defects and continue to fail and those that are not replaced now will require replacement at a later date. An owner cautioned that if all windows are not replaced and others fail, the cost to replace windows at a later date will increase and will require another vote.
- Council expressed its confidence that Levelton has provided a conservative scope of work.

The question was called, ballots cast and the resolution FAILED with 76 in favour and 42 opposed.

At this point in the meeting, Murray MacKinnon, Albert Chan, and Matt Dumala resigned their recently appointed positions on council.

### **12.3 RESOLUTION BY MAJORITY VOTE - GLOBALIVE TELECOMMUNICATION SYSTEM**

It was MOVED (T1-2002), SECONDED (T2-506) to approve the resolution as presented.

An owner spoke against the resolution, cautioning against the health issues related to electromagnetic pollution. The question was called and FAILED with 16 in favour.

At this point in the meeting, discussion returned to the building envelope repair resolution. It was MOVED (T2-202) and SECONDED (T2-502) that the strata corporation provide a revised budget to address the necessary repairs. Discussion followed and the question was called and CARRIED with one abstention.

### **ADJOURNMENT**

The meeting adjourned at 10:45 p.m.

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan BCS40

Karen Steed-Wiercinski  
Strata Agent  
KSW/lis  
Direct Line: 604-293-2445  
Email: ksteed-wiercinski@ascentpm.com

PLEASE NOTE

If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of strata council meeting minutes and Annual and Special General Meeting minutes. Therefore, it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS  
EMERGENCY NUMBER IS 604-293-2459

Ascent Real Estate Management Corporation  
2176 Willingdon Avenue, Burnaby, BC V5C 5Z9  
Phone: 604-431-1800 : Fax: 604-431-1818  
Email: [ascent@ascentpm.com](mailto:ascent@ascentpm.com) Website: [www.ascentpm.com](http://www.ascentpm.com)



February 5, 2010

**ALL OWNERS  
STRATA PLAN BCS40  
"MAYFAIR PLACE"**

Dear Owners:

**STRATA FEES EFFECTIVE – DECEMBER 1, 2009**

As a result of the new budget approved at the recent A.G.M., your monthly strata fees have been determined. A schedule of the new monthly strata fees is attached.

If you are currently on the pre-authorized payment plan (PAP), there will be no need to contact our offices, as the amount of your strata fees will be adjusted accordingly. Please note strata fee retroactive adjustment will be debited from your account on the 1<sup>st</sup> day of the next month.

However, if you are not presently on the PAP Plan but wish to enroll, a PAP form can be obtained from our website ([www.ascentpm.com](http://www.ascentpm.com)), and look under "Forms".

Should you choose not to enroll in the PAP program, kindly forward your twelve post-dated cheques for your monthly strata fees to Ascent Real Estate Management Corporation, for the fiscal year beginning December 1, 2009 to November 30, 2010 inclusive. If you have already paid for December and January, please also submit a cheque for the difference between the old and new amounts. Please generate cheques made payable to "OWNERS' STRATA PLAN BCS40", with your strata lot number quoted on the bottom left side.

Should you require any assistance, or have any questions in this regard, please do not hesitate to contact myself or Maryam Davood-Abady.

Yours truly,

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan BCS40

Karen Steed-Wiercinski  
Strata Agent  
KSW/ls  
Direct Line: 604-293-2445  
Email: [ksteed-wiercinski@ascentpm.com](mailto:ksteed-wiercinski@ascentpm.com)

cc: Maryam Davood-Abady, Strata Accountant

**STRATA PLAN BCS40  
MAYFAIR PLACE  
APPROVED BUDGET  
DECEMBER 1, 2009 TO NOVEMBER 30, 2010**

<b>Income</b>		
3000-0000	Operating Income	710,451.00
3010-0000	Contingency Reserve Income	71,045.00
3030-0000	Interest Income	800.00
3055-0000	Keys/Remotes Income	1,800.00
3070-0000	Lounge Income	1,000.00
3075-0000	Caretaker Suite Rental	19,800.00
3080-0000	Other Income	0.00
		<hr/> 804,896.00
<b>Expense</b>		
4000-0000	Agent Fees	49,351.00
4010-0000	Legal Fees	1,500.00
4017-0000	Audit	3,700.00
4018-0000	Administration	7,300.00
4040-0000	Insurance	48,000.00
4050-0000	Electricity	58,000.00
4052-0000	Water & Sewer	1,000.00
4056-0000	Garbage Removal	2,100.00
4058-0000	Gas	193,000.00
4106-0000	Security	3,750.00
4110-0000	Cablevision	1,460.00
4130-0000	Elevator	28,700.00
4142-0010	Fire Equipment	7,500.00
4144-0000	Emergency Generator	3,000.00
4150-0000	Boiler System	36,400.00
4160-0000	Repairs & Maintenance - General	50,000.00
4175-0000	Building Envelope Maintenance	15,000.00
4190-0020	Building Improvements	10,000.00
4217-0000	Supplies	11,000.00
4220-0000	Window Cleaning	10,640.00
4300-0000	Landscaping	25,750.00
4300-0040	Formal Garden Maintenance	11,000.00
4310-0000	Snow Removal	1,050.00
4315-0000	Irrigation System	600.00
4410-0100	Chemicals & Supplies	6,000.00
4410-0150	Swimming Pool - Permits	350.00
4410-0200	Swimming Pool - Repairs & Maintenance	7,800.00
4500-0000	Caretaker - Wages	118,000.00
4500-0400	Caretaker - Rent Subsidy	17,000.00
4518-0000	Property Taxes	1,700.00
4522-0000	Telephone & Pager	3,200.00
4580-0100	Mortgage Regular Payments	0.00
	<b>Total Expense</b>	<hr/> 733,851.00
	<b>Surplus (Deficit) from operations</b>	71,045.00
4800-0000	Contingency Reserve Transfer	71,045.00
	<b>Total operating surplus (deficit)</b>	<hr/> <hr/> 0.00

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

2009-2010 STRATA FEES					
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
1	205	81	\$233.67	\$23.37	\$257.04
2	206	78	\$225.01	\$22.50	\$247.51
3	207	77	\$222.13	\$22.21	\$244.34
4	208	70	\$201.93	\$20.19	\$222.12
5	201	80	\$230.78	\$23.08	\$253.86
6	202	78	\$225.01	\$22.50	\$247.51
7	203		\$0.00	\$0.00	\$0.00
8	304	65	\$187.51	\$18.75	\$206.26
9	305	80	\$230.78	\$23.08	\$253.86
10	306	78	\$225.01	\$22.50	\$247.51
11	307	77	\$222.13	\$22.21	\$244.34
12	308	70	\$201.93	\$20.19	\$222.12
13	301	80	\$230.78	\$23.08	\$253.86
14	302	78	\$225.01	\$22.50	\$247.51
15	303	80	\$230.78	\$23.08	\$253.86
16	404	65	\$187.51	\$18.75	\$206.26
17	405	78	\$225.01	\$22.50	\$247.51
18	406	78	\$225.01	\$22.50	\$247.51
19	407	75	\$216.36	\$21.64	\$238.00
20	408	70	\$201.93	\$20.19	\$222.12
21	401	79	\$227.90	\$22.79	\$250.69
22	402	78	\$225.01	\$22.50	\$247.51
23	403	78	\$225.01	\$22.50	\$247.51
24	504	65	\$187.51	\$18.75	\$206.26
25	505	78	\$225.01	\$22.50	\$247.51
26	506	78	\$225.01	\$22.50	\$247.51
27	507	75	\$216.36	\$21.64	\$238.00
28	508	70	\$201.93	\$20.19	\$222.12
29	501	79	\$227.90	\$22.79	\$250.69
30	502	78	\$225.01	\$22.50	\$247.51
31	503	78	\$225.01	\$22.50	\$247.51
32	604	65	\$187.51	\$18.75	\$206.26
33	605	78	\$225.01	\$22.50	\$247.51
34	606	78	\$225.01	\$22.50	\$247.51
35	607	75	\$216.36	\$21.64	\$238.00
36	608	70	\$201.93	\$20.19	\$222.12
37	601	79	\$227.90	\$22.79	\$250.69
38	602	78	\$225.01	\$22.50	\$247.51
39	603	78	\$225.01	\$22.50	\$247.51
40	704	65	\$187.51	\$18.75	\$206.26
41	705	78	\$225.01	\$22.50	\$247.51
42	706	78	\$225.01	\$22.50	\$247.51
43	707	75	\$216.36	\$21.64	\$238.00

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

2009-2010 STRATA FEES					
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
44	708	70	\$201.93	\$20.19	\$222.12
45	701	79	\$227.90	\$22.79	\$250.69
46	702	78	\$225.01	\$22.50	\$247.51
47	703	78	\$225.01	\$22.50	\$247.51
48	804	65	\$187.51	\$18.75	\$206.26
49	805	78	\$225.01	\$22.50	\$247.51
50	806	78	\$225.01	\$22.50	\$247.51
51	807	75	\$216.36	\$21.64	\$238.00
52	808	70	\$201.93	\$20.19	\$222.12
53	801	79	\$227.90	\$22.79	\$250.69
54	802	78	\$225.01	\$22.50	\$247.51
55	803	78	\$225.01	\$22.50	\$247.51
56	904	65	\$187.51	\$18.75	\$206.26
57	905	78	\$225.01	\$22.50	\$247.51
58	906	78	\$225.01	\$22.50	\$247.51
59	907	75	\$216.36	\$21.64	\$238.00
60	908	70	\$201.93	\$20.19	\$222.12
61	901	79	\$227.90	\$22.79	\$250.69
62	902	78	\$225.01	\$22.50	\$247.51
63	903	78	\$225.01	\$22.50	\$247.51
64	1004	65	\$187.51	\$18.75	\$206.26
65	1005	78	\$225.01	\$22.50	\$247.51
66	1006	78	\$225.01	\$22.50	\$247.51
67	1007	75	\$216.36	\$21.64	\$238.00
68	1008	70	\$201.93	\$20.19	\$222.12
69	1001	79	\$227.90	\$22.79	\$250.69
70	1002	78	\$225.01	\$22.50	\$247.51
71	1003	78	\$225.01	\$22.50	\$247.51
72	1104	65	\$187.51	\$18.75	\$206.26
73	1105	78	\$225.01	\$22.50	\$247.51
74	1106	78	\$225.01	\$22.50	\$247.51
75	1107	75	\$216.36	\$21.64	\$238.00
76	1108	70	\$201.93	\$20.19	\$222.12
77	1101	79	\$227.90	\$22.79	\$250.69
78	1102	78	\$225.01	\$22.50	\$247.51
79	1103	78	\$225.01	\$22.50	\$247.51
80	1204	102	\$294.25	\$29.42	\$323.67
81	1206	77	\$222.13	\$22.21	\$244.34
82	1207	103	\$297.13	\$29.71	\$326.84
83	1201	103	\$297.13	\$29.71	\$326.84
84	1202	77	\$222.13	\$22.21	\$244.34
85	1203	102	\$294.25	\$29.42	\$323.67
86	1404	102	\$294.25	\$29.42	\$323.67



**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

2009-2010 STRATA FEES					
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
87	1406	77	\$222.13	\$22.21	\$244.34
88	1407	103	\$297.13	\$29.71	\$326.84
89	1401	103	\$297.13	\$29.71	\$326.84
90	1402	77	\$222.13	\$22.21	\$244.34
91	1403	102	\$294.25	\$29.42	\$323.67
92	1503	110	\$317.33	\$31.73	\$349.06
93	1504	112	\$323.09	\$32.31	\$355.40
94	1501	112	\$323.09	\$32.31	\$355.40
95	1502	110	\$317.33	\$31.73	\$349.06
96	1603	110	\$317.33	\$31.73	\$349.06
97	1604	112	\$323.09	\$32.31	\$355.40
98	1601	112	\$323.09	\$32.31	\$355.40
99	1602	110	\$317.33	\$31.73	\$349.06
100	1703	110	\$317.33	\$31.73	\$349.06
101	1704	112	\$323.09	\$32.31	\$355.40
102	1701	112	\$323.09	\$32.31	\$355.40
103	1702	110	\$317.33	\$31.73	\$349.06
104	1803	110	\$317.33	\$31.73	\$349.06
105	1804	112	\$323.09	\$32.31	\$355.40
106	1801	112	\$323.09	\$32.31	\$355.40
107	1802	110	\$317.33	\$31.73	\$349.06
108	1903	110	\$317.33	\$31.73	\$349.06
109	1904	112	\$323.09	\$32.31	\$355.40
110	1901	112	\$323.09	\$32.31	\$355.40
111	1902	110	\$317.33	\$31.73	\$349.06
112	2002	126	\$363.48	\$36.35	\$399.83
113	2003	139	\$400.98	\$40.10	\$441.08
114	2001	139	\$400.98	\$40.10	\$441.08
115	2103	152	\$438.49	\$43.85	\$482.34
116	2104	147	\$424.06	\$42.41	\$466.47
117	2101	148	\$426.95	\$42.69	\$469.64
118	2102	153	\$441.37	\$44.14	\$485.51
119	205	81	\$233.67	\$23.37	\$257.04
120	206	78	\$225.01	\$22.50	\$247.51
121	207	77	\$222.13	\$22.21	\$244.34
122	208	70	\$201.93	\$20.19	\$222.12
123	201	80	\$230.78	\$23.08	\$253.86
124	202	78	\$225.01	\$22.50	\$247.51
125	203	81	\$233.67	\$23.37	\$257.04
126	304	64	\$184.63	\$18.46	\$203.09
127	305	80	\$230.78	\$23.08	\$253.86
128	306	78	\$225.01	\$22.50	\$247.51
129	307	77	\$222.13	\$22.21	\$244.34

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

2009-2010 STRATA FEES					
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
130	308	70	\$201.93	\$20.19	\$222.12
131	301	80	\$230.78	\$23.08	\$253.86
132	302	78	\$225.01	\$22.50	\$247.51
133	303	80	\$230.78	\$23.08	\$253.86
134	404	64	\$184.63	\$18.46	\$203.09
135	405	78	\$225.01	\$22.50	\$247.51
136	406	78	\$225.01	\$22.50	\$247.51
137	407	75	\$216.36	\$21.64	\$238.00
138	408	70	\$201.93	\$20.19	\$222.12
139	401	78	\$225.01	\$22.50	\$247.51
140	402	78	\$225.01	\$22.50	\$247.51
141	403	78	\$225.01	\$22.50	\$247.51
142	504	64	\$184.63	\$18.46	\$203.09
143	505	78	\$225.01	\$22.50	\$247.51
144	506	78	\$225.01	\$22.50	\$247.51
145	507	75	\$216.36	\$21.64	\$238.00
146	508	70	\$201.93	\$20.19	\$222.12
147	501	78	\$225.01	\$22.50	\$247.51
148	502	78	\$225.01	\$22.50	\$247.51
149	503	78	\$225.01	\$22.50	\$247.51
150	604	64	\$184.63	\$18.46	\$203.09
151	605	78	\$225.01	\$22.50	\$247.51
152	606	78	\$225.01	\$22.50	\$247.51
153	607	75	\$216.36	\$21.64	\$238.00
154	608	70	\$201.93	\$20.19	\$222.12
155	601	78	\$225.01	\$22.50	\$247.51
156	602	78	\$225.01	\$22.50	\$247.51
157	603	78	\$225.01	\$22.50	\$247.51
158	704	64	\$184.63	\$18.46	\$203.09
159	705	78	\$225.01	\$22.50	\$247.51
160	706	78	\$225.01	\$22.50	\$247.51
161	707	75	\$216.36	\$21.64	\$238.00
162	708	70	\$201.93	\$20.19	\$222.12
163	701	78	\$225.01	\$22.50	\$247.51
164	702	78	\$225.01	\$22.50	\$247.51
165	703	78	\$225.01	\$22.50	\$247.51
166	804	64	\$184.63	\$18.46	\$203.09
167	805	78	\$225.01	\$22.50	\$247.51
168	806	78	\$225.01	\$22.50	\$247.51
169	807	75	\$216.36	\$21.64	\$238.00
170	808	70	\$201.93	\$20.19	\$222.12
171	801	78	\$225.01	\$22.50	\$247.51
172	802	78	\$225.01	\$22.50	\$247.51

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

			2009-2010 STRATA FEES		
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
173	803	78	\$225.01	\$22.50	\$247.51
174	904	64	\$184.63	\$18.46	\$203.09
175	905	78	\$225.01	\$22.50	\$247.51
176	906	78	\$225.01	\$22.50	\$247.51
177	907	75	\$216.36	\$21.64	\$238.00
178	908	70	\$201.93	\$20.19	\$222.12
179	901	78	\$225.01	\$22.50	\$247.51
180	902	78	\$225.01	\$22.50	\$247.51
181	903	78	\$225.01	\$22.50	\$247.51
182	1004	64	\$184.63	\$18.46	\$203.09
183	1005	78	\$225.01	\$22.50	\$247.51
184	1006	78	\$225.01	\$22.50	\$247.51
185	1007	75	\$216.36	\$21.64	\$238.00
186	1008	70	\$201.93	\$20.19	\$222.12
187	1001	78	\$225.01	\$22.50	\$247.51
188	1002	78	\$225.01	\$22.50	\$247.51
189	1003	78	\$225.01	\$22.50	\$247.51
190	1104	64	\$184.63	\$18.46	\$203.09
191	1105	78	\$225.01	\$22.50	\$247.51
192	1106	78	\$225.01	\$22.50	\$247.51
193	1107	75	\$216.36	\$21.64	\$238.00
194	1108	70	\$201.93	\$20.19	\$222.12
195	1101	78	\$225.01	\$22.50	\$247.51
196	1102	78	\$225.01	\$22.50	\$247.51
197	1103	78	\$225.01	\$22.50	\$247.51
198	1204	102	\$294.25	\$29.42	\$323.67
199	1206	77	\$222.13	\$22.21	\$244.34
200	1207	103	\$297.13	\$29.71	\$326.84
201	1201	103	\$297.13	\$29.71	\$326.84
202	1202	77	\$222.13	\$22.21	\$244.34
203	1203	102	\$294.25	\$29.42	\$323.67
204	1404	102	\$294.25	\$29.42	\$323.67
205	1406	77	\$222.13	\$22.21	\$244.34
206	1407	103	\$297.13	\$29.71	\$326.84
207	1401	103	\$297.13	\$29.71	\$326.84
208	1402	77	\$222.13	\$22.21	\$244.34
209	1403	102	\$294.25	\$29.42	\$323.67
210	1503	110	\$317.33	\$31.73	\$349.06
211	1504	112	\$323.09	\$32.31	\$355.40
212	1501	112	\$323.09	\$32.31	\$355.40
213	1502	110	\$317.33	\$31.73	\$349.06
214	1603	110	\$317.33	\$31.73	\$349.06
215	1604	112	\$323.09	\$32.31	\$355.40

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED MONTHLY STRATA FEE SCHEDULE**  
**EFFECTIVE DECEMBER 1, 2009 - NOVEMBER 30, 2010**

OPERATING FEE	710,451.00
CONTINGENCY RESERVE FEE	71,045.00
<b>TOTAL STRATA FEES</b>	<b>\$781,496.00</b>

2009-2010 STRATA FEES					
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	STRATA FEES
216	1601	112	\$323.09	\$32.31	\$355.40
217	1602	110	\$317.33	\$31.73	\$349.06
218	1703	110	\$317.33	\$31.73	\$349.06
219	1704	112	\$323.09	\$32.31	\$355.40
220	1701	112	\$323.09	\$32.31	\$355.40
221	1702	110	\$317.33	\$31.73	\$349.06
222	1803	110	\$317.33	\$31.73	\$349.06
223	1804	112	\$323.09	\$32.31	\$355.40
224	1801	112	\$323.09	\$32.31	\$355.40
225	1802	110	\$317.33	\$31.73	\$349.06
226	1903	110	\$317.33	\$31.73	\$349.06
227	1904	112	\$323.09	\$32.31	\$355.40
228	1901	112	\$323.09	\$32.31	\$355.40
229	1902	110	\$317.33	\$31.73	\$349.06
230	2002	125	\$360.60	\$36.06	\$396.66
231	2003	139	\$400.98	\$40.10	\$441.08
232	2001	139	\$400.98	\$40.10	\$441.08
233	2103	151	\$435.60	\$43.56	\$479.16
234	2104	147	\$424.06	\$42.41	\$466.47
235	2101	147	\$424.06	\$42.41	\$466.47
236	2102	151	\$435.60	\$43.56	\$479.16
<b>TOTALS</b>	<b>20523</b>		<b>\$59,204.06</b>	<b>\$5,920.20</b>	<b>\$65,124.26</b>
			<b>X12</b>	<b>X12</b>	<b>X12</b>
			<b>\$710,448.72</b>	<b>\$71,042.40</b>	<b>\$781,491.12</b>

Strata Council minutes of  
Mayfair place  
Strata plan BCS 40  
7368 and 7388 Sandborne av Burnaby

Held February 9<sup>th</sup> 2010 7pm

Call to order 7:10

Members present

Kelly Kong  
Mable Pernia  
Chad Amini  
Will Yang  
Darren Miller

Motion to approve agenda.  
Motion by Mable 2<sup>nd</sup> by Chad.  
Motion carried

Motion to remove, reword and redistribute to each unit the notices posted in the elevators regarding the upcoming educational sessions on the building repairs.  
Motion by Mable 2<sup>nd</sup> by Chad.  
Motion carried.

Correspondence from Commonwealth insurance company regarding our coverage.

Motion to refer this correspondence to Legal to clarify and advise.  
Motion by Chad 2<sup>nd</sup> by Kelly.  
Motion carried.

Garden committee report from Mable.  
Motion to accept report. Motion by Mable 2<sup>nd</sup> by Will  
Motion carried.

Appointment of new council executive.

President Darren Miller  
Vice President Kelly Kong  
Recording secretary Mable Pernia  
Treasurer still vacant

Motion to Adjourn. Motion by Chad 2<sup>nd</sup> by Kelly.



# Mayfair Building Repairs – Information Meetings

A series of informal discussions and explanations will be held over the next few weeks, hosted by volunteers and passed members of Council.

The purpose is to review the approaches being considered to achieve the necessary repairs at Mayfair and to review the legal actions & opportunities to recover some of our costs from the Developer and the Contractor.

Four or five discussions are planned. Please come to all of the sessions to best understand all aspects of the decisions before the Strata Members.

Chinese (Mandarin) simultaneous translation will be provided.

**All meetings will start at 7:00 PM**

## **SESSION #1: Wednesday Evening, February 10<sup>th</sup> – Tower 1 Lounge**

Understanding the role of professional engineers, proper construction contracts and procedures in Canada. How Levelton and McCarthy Tetrault represent the best interests of Mayfair.

## **SESSION #2: Wednesday Evening, February 24<sup>th</sup> – Tower 1 Lounge**

Discussing the necessary types of repairs to Mayfair and the practical methods to get up to and to install new materials – bricks, flashings, windows and paint.

## **SESSION #3: Wednesday Evening, March 3<sup>rd</sup> – Tower 1 Lounge**

Reviewing the impacts of NOT making repairs to Mayfair on real estate values and on property values.

## **SESSIONS #4: Wednesday Evening, March 10<sup>th</sup> – Tower 1 Lounge**

Understanding Canadian legal practices, Special Levies, money placed in Trust Accounts, and how Mayfair Owners' funds will be held, spent and (hopefully) partially refunded.

It would be appreciated if people who are interested in attending could please come all sessions so that repeating information from session to session will not be necessary.





**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN BCS40 – "MAYFAIR PLACE"  
7368/7388 SANDBORNE AVENUE, BURNABY, BC**

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Held Thursday, March 4, 2010 at 7:00 p.m.

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<b>PRESENT:</b>	Darren Miller	President
	Kelly Kong	Vice President
	Mabel Pernia	Secretary
	Will Yang	
	Chad Amini	
<b>GUESTS:</b>	Matt Dumala	
	Albert Chan	
<b>MANAGING AGENT:</b>	Karen Steed-Wiercinski,	
	Ascent Real Estate Management Corporation	

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**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**GUEST BUSINESS**

**S.L. 161 Council Hearing re: Request to Rent Based on Hardship** – The owner attended a portion of the meeting to advise that she has purchased another home to accommodate her family and parents who will reside with her. She requested an exemption from the rental restriction bylaw based on hardship caused by the building repair and legal issues which are hindering her ability to sell her unit. The owner was excused from the meeting and it was MOVED and SECONDED to deny the owner's request for exemption and council discussed the matter at length. The question was called and CARRIED with four in favour and one opposed. Darren Miller requested his opposition be noted.

**APPOINTMENT OF COUNCIL EXECUTIVE**

The matter of appointing a Treasurer was deferred to the next meeting.

**APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES**

It was MOVED, SECONDED, and CARRIED to approve the Minutes of the December 9, 2009 and February 9, 2010 strata council meetings.

**BUILDING MANAGER'S REPORT**

Council reviewed the Building Manager's report and requested the strata agent write two owners and inquire who is residing in their suites, as there was recent moving activity in both suites.

## **FINANCE**

1. **Financial Statements** – Council reviewed the November, December 2009, and January 2010 financial statements and it was MOVED, SECONDED, and CARRIED to approve the three statements as previously distributed.

## **BUSINESS ARISING**

1. **Second Parking Gate** – The matter of the installation of a second parking gate was deferred. In the interim, the former council member looking into the issue will be consulted to determine if his time permits his involvement in the issue.
2. **Building Manager's and Assistant Manager's Scope of Services** – Council reviewed a quote to provide additional cleaning services to bring the buildings' cleaning level up and to work in consultation with the existing caretakers regarding products, product use, and creating a duties and responsibilities list for the caretakers. It was MOVED, SECONDED, and CARRIED to approve the quote and the strata agent will advise the resident caretakers and the contractor.
3. **Legal Action** – An information meeting will be held March 10 to discuss the matter with the owners. One of those named in the suit has offered a \$50,000 settlement and legal counsel recommends accepting the offer; however, the approval of the ownership is required. The matter will be discussed further at the next meeting.
4. **Deficiency Repairs - Engineering Scope of Services** – Information meetings have been held to educate the owners. The intent of council is to call an SGM to address funding of building repairs once it is determined the manner in which to approach the repairs and the available options.

Discussion continued and it was MOVED (Darren) to contract a peer review of the engineer's report. Failing a seconder to the motion, the motion was defeated. Alternatively, a general contractor will be requested to review the engineer's report and the building to obtain a more accurate price for the work.

5. **Periodic Foundation Leak on P1** – The owner has requested to be moved to another stall as there is a periodic leak into her stall from a cavity behind a pillar. The strata agent will review the strata plan to determine the strata's ability to reallocate parking stalls and will advise the owner accordingly.
6. **Hand Sanitizers** – Hand sanitizers have been installed inside the building.
7. **Lawsuit Insurance Claim** – Council requested the strata agent investigate to determine if any water ingress claims have been filed since 2008.
8. **Water Shut Off/Isolation Valves** – Council reviewed a quote from Lazar Plumbing in the amount of \$8,500 to install isolation valves in order that when a water shut-down is required in one building, the building can be isolated. As the expense is not budgeted, it was tabled to the next general meeting. Council also requested information regarding the reference to potential additional costs for heavy machinery.

9. **Tower I, 2<sup>nd</sup> Floor Suite Ceiling Repairs** – The ceiling in question has been repaired.
10. **Garden Committee Report** – Mabel reported that a new caretaker for the Formal Gardens has been hired. The new caretaker resides in the Claridges.
11. **Second Storey Kitchen Check Valves** – It was MOVED, SECONDED, and CARRIED to proceed with the installation.

#### **NEW CORRESPONDENCE**

1. **Noise Complaint Against** – Council president volunteered to contact the resident responsible for the complaint to advise a bylaw infraction letter is forthcoming and the strata agent will issue a bylaw infraction letter.
2. **S.L. 73 Billiard Room Lighting/Rules/Billiard Balls** – The owner registered concerns regarding the lack of adequate lighting in the Billiard Room and suggested the use of the room rules be posted, and advised of missing billiard balls. It was MOVED, SECONDED, and CARRIED to obtain quotes to improve the lighting. The rules have been posted and replacement billiard balls will be purchased.
3. **S.L. 74 T1 Request for Reversal of Late Payment Penalty** – The owner advised of a misunderstanding that led to the levying of a \$200 late payment penalty and requested the waiving of the penalty. Council noted the owner did pay the outstanding balance and directed the strata agent to reverse the penalty.
4. **Unauthorized Rental** – The owner advised of recent suite rental. The strata agent will look into the matter and if necessary, issue a bylaw infraction letter.
5. **Response to Noise Complaint Bylaw Infraction Letter** – Council received a response from an owner who received a noise bylaw infraction letter and a letter reiterating the noise complaints. The two parties will be requested to attend the next meeting to discuss the matter of the ongoing noise complaints.
6. **Noise Complaint** – The owner advised of ongoing noise disturbances. Both parties will be invited to the next meeting.
7. **S.L. 106 Lawsuit/Deficiencies and Repairs** – The owner wrote to voice her opinions regarding the lawsuit and deficiency repairs. Council acknowledged the owner's comments.
8. **S.L. 87 Request to Rent** – The owner requested to be added to the rental wait list. The strata agent will add the owner and advise the owner accordingly.
9. **S.L. 97 Parking Stall Reallocation Request** – This matter was discussed under item 4 of Business Arising.
10. **S.L. 26 Request to Rent/Wait List Request** – The owner requested to be added to the rental wait list if the rental quotient has been filled. The owner's name will be added to the list and the owner advised accordingly.

11. **S.L. 167 Request to Rent** – The owner's request to rent was denied as the rental quotient is presently full. The owner's name will be added to the rental wait list and the owner will be advised accordingly.
12. **Trash on Balconies** – The owners reported trash being dropped onto their balconies from a suite above. The strata agent will issue a bylaw infraction letter to the owner responsible for the improper disposal of the trash.
13. **S.L. 233 Building Envelope Deficiencies/Repairs** – The owner wrote regarding the repairs and the City of Burnaby. The owner's comments were acknowledged.
14. **S.L. 138 Building Envelope Deficiencies/Repairs** – The strata agent was requested to write the owner and advise that the new council does not have the history surrounding the queries.
15. **S.L. 149 Request for Reversal of Late Payment Penalty** – The owner wrote to request the reversal of a late payment penalty. Council considered the owner's justification and approved the request.
16. **S.L. 121 Landscaping** – The owner's report of expired shrubbery will be forwarded to the landscaper and a replacement quote will be requested.
17. **S.L. 176 Request to Rent** – The owner wrote to request permission to rent and council denied the owner's request due to the rental quotient being full.

#### **NEW BUSINESS ARISING**

1. **Preventive Maintenance Contract Renewal** – Latham's advised of an increase in the contract price.
2. **Strata-Owned Suite, 2010 Property Assessment Notice** – Council reviewed the assessment notice and the strata agent will contact BC Assessment regarding the assessment.
3. **Assistant Manager's Rental Suite** – The owner of the suite in which the assistant manager resides has listed the suite for sale. The owner's representative has advised that the lease will be renewed if the suite does not sell. Should the suite sell, council will approach those on the rental waiting list regarding leasing an alternate suite for the assistant manager.

#### **ADJOURNMENT**

The meeting adjourned at 9:07 p.m.

#### **NEXT MEETING**

The next meeting will be held Wednesday, March 17, 2010 at 7:00 p.m.

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan BCS40

Karen Steed-Wiercinski  
Strata Agent  
KSW/l  
Direct Line: 604-293-2445  
Email: [ksteed-wiercinski@ascentpm.com](mailto:ksteed-wiercinski@ascentpm.com)

PLEASE NOTE

If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of strata council meeting minutes and Annual and Special General Meeting minutes. Therefore, it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS  
EMERGENCY NUMBER IS 604-293-2459

Ascent Real Estate Management Corporation  
2176 Willingdon Avenue, Burnaby, BC V5C 5Z9  
Phone: 604-431-1800 : Fax: 604-431-1818  
Email: [ascent@ascentpm.com](mailto:ascent@ascentpm.com) Website: [www.ascentpm.com](http://www.ascentpm.com)



**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN BCS40, "MAYFAIR PLACE"  
7368/7388 SANDBORNE AVENUE, BURNABY, BC**

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Held Thursday, March 17, 2010 at 7:00 p.m.

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<b>PRESENT:</b>	Darren Miller	President
	Kelly Kong	Vice President
	Will Yang	
	Chad Amini	
<b>REGRETS:</b>	Mabel Pernia	Secretary
<b>GUESTS:</b>	Matt Dumala - <i>excused at 7:15 p.m.</i>	
	Albert Chan - <i>excused at 7:15 p.m.</i>	
	Murray Mackinnon - <i>excused at 7:15 p.m.</i>	
<b>MANAGING AGENT:</b>	Karen Steed-Wiercinski, <i>Strata Agent</i> <i>Ascent Real Estate Management Corporation</i>	

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**CALL TO ORDER**

The meeting was called to order at 7:02 p.m.

**IN CAMERA**

The guests were excused and a short in camera session was held. The guests were then invited into the meeting.

**APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES**

It was MOVED, SECONDED, and CARRIED to approve the Minutes of the March 4, 2010 strata council meeting as previously distributed.

**BUILDING MANAGER'S REPORT**

The strata agent read aloud the building manager's report. The strata agent will follow up on the recent moves into the building to determine if they are new owners or unauthorized rentals.

**FINANCE**

1. **Financial Statements** – The strata agent reported on the finances for the first quarter of the fiscal year. It was MOVED, SECONDED, and CARRIED to approve the February 2010 financial statement as previously distributed.
2. **Accounts Receivable** – The strata agent reported on collection procedure.

## **BUSINESS ARISING**

1. **Second Parking Gate** – The strata agent will follow up with a former council member regarding his willingness to work toward finding a suitable manner in which to construct/mount a card reader for opening the gate.
2. **Additional Building Cleaning** – The strata agent reported the contractor has been advised of the awarding of the contract and a meeting will be scheduled between the agent and the contractor to discuss the process.
3. **Legal Action** – This item will be addressed at the next AGM.
4. **Settlement Offer** – It was clarified that council must obtain the owners' approval via a 3/4 vote resolution in order to accept the settlement offer from one of the contractors named in the lawsuit. The matter will be addressed at the next formal General Meeting.
5. **Deficiency Repairs/Engineering Scope of Work** – Four educational sessions have been held to inform the ownership regarding the building repairs and deficiencies. A synopsis of all issues will be drafted, circulated in four languages, and circulated to all owners. A Building Committee will be formed to guide council on ongoing building maintenance issues. The Committee will also be charged with guiding council with respect to the building envelope repairs.

Murray MacKinnon, Matt Dumala, and Albert Chan agreed to join the Building Committee. Thought will be given to appointing others owners with the appropriate skill set to the Committee.

Another education session will be held on the following Wednesday and those who have not yet attended any of the sessions will be targeted and encouraged to attend.

6. **Periodic Foundation Leak on P1** – The strata agent confirmed the parking stalls are common property and can be reallocated by the strata council. The owner of the stall in question will be moved to a stall not affected by the intermittent pooling of water.
7. **Lawsuit Insurance Claim** – The strata agent confirmed no water ingress claims have been filed since 2008.
8. **Water Shut Off/Isolation Valves** – The strata agent consulted the contractor who confirmed it may be necessary to hire a scissor lift to hoist the large pipes. The matter is tabled to a formal General Meeting in the future.
9. **Garden Committee Report** – No report was available.
10. **Appointment of Council Treasurer** – As Mabel has a background in finances, council appointed her as treasurer.
11. **Billiard Room Lighting Upgrade** – A quote is pending for the installation of additional lighting in the Billiard Room.
12. **Shrubbery Replacement Quote** – A quote for the owner suggested shrubbery replacement is pending.



13. **Noise Complaint** – Due to the short time frame between the previous meeting and the current meeting, the strata agent was not able to arrange the attendance of both parties. They will be invited to the next meeting.
14. **Strata-Owned Suite, 2010 Property Assessment Notice** – The strata agent advised she contacted BC Assessment regarding the 2010 Property Assessment and was advised that the regional office employed a new policy in that any caretaker suites are assessed a nominal assessment of \$2, as it is not possible to put a value on something that is not marketable due to there being no such thing as a market for caretaker's suites.

### **CORRESPONDENCE**

1. **S.L. 133, Update on Building Envelope Issue** – The owner requested information regarding the future actions of the strata corporation with regard to the building envelope issues and the council president volunteered to contact the owner and discuss the matter.

### **NEW BUSINESS**

1. **Ping Pong** – A council member inquired if a coach could be brought in to teach the children in the building how to play ping pong. The strata agent responded that it can be arranged; however, it is not particularly a strata corporation responsibility.

The strata agent was requested to obtain a price for a second ping pong table.

2. **Agency Fee Amendment Memorandum** – Council signed the amendment authorizing the agency fee increase approved by the prior council and included in the approved budget.
3. **Notice** – The strata agent was requested to include a notice with the minutes requesting input from the owners.

### **ADJOURNMENT**

The meeting adjourned at 8:00 p.m.

### **NEXT MEETING**

The next meeting will be held Wednesday, April 21, 2010 at 7:00 p.m.

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan BCS40

Karen Steed-Wiercinski  
Strata Agent  
KSW/l  
Direct Line: 604-293-2445  
Email: [ksteed-wiercinski@ascentpm.com](mailto:ksteed-wiercinski@ascentpm.com)

PLEASE NOTE

If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of strata council meeting minutes and Annual and Special General Meeting minutes. Therefore, it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS  
EMERGENCY NUMBER IS 604-293-2459

Ascent Real Estate Management Corporation  
2176 Willingdon Avenue, Burnaby, BC V5C 5Z9  
Phone: 604-431-1800 : Fax: 604-431-1818  
Email: [ascent@ascentpm.com](mailto:ascent@ascentpm.com) Website: [www.ascentpm.com](http://www.ascentpm.com)

## **Mayfair Place Recommended Repairs**

*This review has been produced by the Mayfair Strata Council for your convenience. It includes information from the Mayfair website as well as from the presentations at the recent owners' information sessions in March.*

### ***BACKGROUND:***

Since the completion of construction of the two towers in 2002 many deficiencies have been observed by the residents. These issues were brought to the attention of the developer but the developer did not respond in any meaningful way. In 2004 and in 2009 building envelope reviews were performed by Levelton Consultants in order to determine and document the deficiencies at the end of the 2 year and 5 year warrantee periods. *(Note: the building envelope is the part of the building that creates a boundary between indoor and outdoor space, or in simpler terms, the outside surface of the building.)* Levelton is one of four well established local engineering firms capable of this type of work. Levelton was chosen because of its reputation and forty years of experience in the field.

### ***ROLES & RESPONSIBILITIES:***

Levelton documented the envelope problems they observed during their inspections, and made written recommendations on how to address those problems. Levelton has also estimated how much these repairs might cost. Levelton will define the scope of work on our behalf for the Tenders and will review the best Tenders with Council before Council awards the Contracts. Later, Levelton will oversee the contractor or contractor's work as it progresses to make sure

that the repairs are carried out correctly. Levelton is employed by us and makes recommendations in our best interests. Levelton does **not** choose the contractors, we do. The contractors are the companies actually performing the work on the buildings. Levelton has no financial or other connection to the contractors.

### ***SUMMARY OF STEPS TO DATE:***

The following will summarize the 2009 building envelope review for you as it is the most detailed and most recent review. The review consisted of two main inspections, an interior and an exterior inspection; there was also an associated technical window water-pressure test.

In 2004, Levelton started by sending out a questionnaire to all units asking questions relating to the performance of the building envelope. The results of this questionnaire can be seen in the final report on page 39.

Levelton also reviewed all architectural drawings and the buildings repair history and then performed their exterior inspection. This inspection was not intended to inspect every square inch of the building exteriors since that would be extremely time-consuming and therefore extremely expensive; instead, a representative sampling of different types of units, different locations, exposures, and so on, on each building were chosen.

The exterior inspection was done from the roof. Workers in harnesses attached to anchors on the roof went down both towers on 13 different routes. These routes are shown in Appendix 'C' of the report. They inspected the walls, windows, vents, decks, balconies, flashings, and sealants. In that sampling, they found 277 points where attention is needed. A detailed description of their findings including

color photographs can be found on pages 6 to 38 of the report.

One particular and important type of defect is missing, damaged, and improperly installed flashing around windows and vents. (*Flashings deflect water away from windows, vents, and other openings. Flashings are the first line of defense against leaks.*) Levelton also noted damage to the frames of the windows done during installation as well as compromised window gaskets and glazing. (*Damaged window frames will contribute to leaks. Compromised window gaskets and glazing **are** leaks.*) In addition, Levelton found window ledges that slope towards the building when they should slope away to direct the water off the building.

Responses to the original home-owner survey June 18<sup>th</sup> 2008 indicated that nearly one third (33%) of respondents answered ***that their windows did not close properly.*** To verify those reports, seventeen (17) sample suites were visited during Levelton's **interior** inspection. A detailed description of their findings including color photographs can be found from pages 40 to 45 of the final report. Some of the issues found include "inadequate window casement operation" (*the windows do not close properly and therefore leak air and in some cases water*) and "missing sealant" (*waterproof sealant is missing, leaving a gap for water to enter*). "Exposed and missing waterproof membrane" is another observed problem. The membrane does not extend underneath the brick exterior, this creates a place for water to enter.

### ***MORE DETAILED TESTS:***

The windows of two sample suites (#303/T II and #403/T II) were tested for water ingress. During the test, the interior of the window is sealed off in a plastic booth. Then high-

pressure water is sprayed at the window from the outside until water is observed to penetrate to the inside of the window. The test is intended to simulate the effects of wind driven rain on the outside of the window.

The windows in Suite #303 performed up to standard **but** the joint between the window frame and the exterior wall of the building did **not** achieve half of the pressure required.

The windows in Suite #403 had the same test. In this case the window itself **failed** the water test. Water was seen to be entering around between the actual glass and the aluminum frame.

The report dated October 21<sup>st</sup> 2009 pages 2,3 and 4 describes these findings.

### ***SUMMARY OR FIELD TEST FINDINGS:***

In summary, Levelton writes "it appears most of the interior problems are related to the window casement operations, exhaust vents, and paint delamination" (*window casement operations means the operation of the latches and levers which keep the windows closed.*)

## ***TABLE OF INFORMATION:***

A table representing all the issues found is on Pages 46 to 50 of the Report. This table is broken down into high, medium and low priorities; the high and medium priority items are then grouped in the information packet that was distributed to all homeowners in early January 2010. Levelton's recommendation is that the high-risk issues should be addressed within one year of their final report dated January 30<sup>th</sup> 2009. The issues listed as moderate should be done within 3 years. They recommend we do these repairs according to this timeline to prevent further damage due to water ingress (*more leaks*).

## ***SUMMARY and GOING FORWARD:***

Overall the condition of the building is quite good and if we address the problems we should have no subsequent water ingress. The Engineers' Report is available on the website and we encourage everyone to read it thoroughly to better understand the issues. The recommendations of the engineer are quite clear and to ignore them will unquestionably harm the overall value of our collective investment.

To enter into Construction Contracts to start the repairs, we **must** have at least half of the money set aside. This is because the chosen contractor has the right to verify that we have the funds set aside and ready to actually pay for the contracted work. It is actually necessary to have the money already set aside to get an estimate from the contractors. Please note that when contractors give an estimate, it is typically valid for only thirty (30) days. This is another reason we need to have half the money already collected and set aside; so the process of reviewing bids, choosing a contractor, and getting the work done at that quoted price can go forward quickly and start smoothly within that thirty (3) day period.

The Council and the past Councils recognize and understand that this Special Levy is not an easy decisions – some of us are on fixed incomes, others are young families and first time home buyers. The challenge has been to find the balance between completing the repairs in a timely fashion and not incurring further damage while facing the reality of our

ability to raise the funds. This is why the funds are being requested in two (2) phases – to distribute the financial pressure and avoid a single large levy.

When the money is collected it will be put into an interest-bearing Trust Account. The money will then be used to pay for the repairs as they are completed. Any money left over will be returned to all of us with any interest it has earned.

A building committee of interested home-owners has been formed to help Council to select the best bid from the list of contractors suggested by Levelton. This is to share out the workload and also to ensure that as many people as possible participate in making the decisions.



**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN BCS 40 – "MAYFAIR PLACE"  
7368/7388 SANDBORNE AVENUE, BURNABY, BC**

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Held Wednesday, May 19, 2010 at 7:00 p.m.

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**PRESENT:** Mabel Pernia Secretary/Treasurer  
Will Yang  
Beth Molitor

**REGRETS:** Darren Miller President  
Kelly Kong Vice President

**MANAGING AGENT:** Karen Steed-Wiercinski, *Strata Agent, Ascent Real Estate Management Ltd.*

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**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**GUEST BUSINESS**

Owners attended a short portion of the meeting to reiterate their complaints of noise transference that is interfering with the quiet enjoyment of their suite when a neighbour practices piano. Council was provided a detailed list of dates and times and suggestions to ameliorate the noise transference. Following their presentation, the owners were excused from the meeting. Council continued to discuss the matter and requested the strata agent write both parties, offering suggestions for a compromise.

**APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES**

It was MOVED, SECONDED, and CARRIED to approve the minutes of the March 17, 2010 strata council meeting as previously distributed.

**FINANCE**

1. **Financial Statements:** The balances of the financial statements were reviewed and it was noted the strata corporation is operating with a surplus five months into the fiscal year. The Treasurer advised she will approach the former Treasurer to determine his willingness to sit on a Finance Committee.

The outstanding balances of those in arrears were reviewed and the strata agent advised that statements are sent monthly. Letters are issued when an owner is more than one month in arrears and failing payment, a lien is filed against the owner's strata lot title.

It was MOVED, SECONDED, and CARRIED to approve the March and April 2010 financial statements as presented.

## **BUSINESS ARISING**

1. **Second Parking Gate:** The strata agent reported no response has been received from the owner invited to continue to determine a suitable manner in which to install the access equipment should a second gate be installed. Further discussion of the matter was deferred indefinitely.
2. **Additional Building Cleaning:** The strata agent will meet with the resident manager and the contractor to organize the additional cleaning.
3. **Deficiency Repairs/Engineering Scope of Services:** A Notice of Call has been issued for a Special General Meeting to be held May 29, 2010 to vote on raising funds to address the building envelope issues.
4. **Lawsuit Insurance Claim:** The insurer has advised there is no loss or damage relating to the developer deficiencies which is potentially covered under the insurance policies.
5. **Garden Committee Report:** The Formal Gardens Committee member reported the Committee is pleased with the work being performed by the new landscape contractor. Two areas adjacent to the formal gardens have been identified as being the responsibility of Mayfair Place and the strata agent will advise the landscaper to address the areas.
6. **Billiard Room Lighting Upgrade Quotes:** In light of council member absences, further discussion of this matter was deferred to the next meeting.
7. **Shrubbery Replacement Quote:** The landscaper is submitting a quote for shrubbery replacement.
8. **T1 Noise Complaint/Response:** This matter was discussed under Guest Business.
9. **Ping Pong Table:** The strata agent advised of a quote of \$399.00 plus tax to purchase a second ping pong table. In light of council member absences, further discussion of this matter was deferred to the next meeting.

## **NEW CORRESPONDENCE**

1. **Response to Bylaw Infraction Letter:** The owner wrote to object to a bylaw infraction letter issued due to noise disturbances. The owner offered to meet with the complainant to mediate the matter. Council requested the strata agent write the owner and advise it is not at liberty to divulge the complainant's identity.
2. **SL 58 Suite Occupancy:** The owner wrote in response to a letter inquiring who is residing in the suite and the owner confirmed the suite is owner occupied.
3. **SL 71 Suite Occupancy:** The owner's representative wrote to advise regarding the suite occupancy.
4. **SL 65 Suite Occupancy:** The owner wrote to confirm a recent turnover in tenant in the suite, noting the owner is exempt from the rental restriction bylaw.
5. **SL 72 Noise Complaints/Attendance at Council Meeting:** The owners wrote to advise of their intent to attend the meeting at hand.

6. **SL 100 Building Repairs:** The owner wrote to advise of deteriorated window opening hardware, expressing her support of moving forward with building repairs. Council acknowledged the owner's information.
7. **SL 101 Various Issues:** The owner wrote to offer opinions on the building envelope and the lawsuit. Council acknowledged receipt of the owner's letter and will take the statements under advisement.
8. **SL 110 AGM Minutes:** Council acknowledged receipt of the owner's requested amendments to the minutes of the January 20, 2010 Annual General Meeting.
9. **SL 172 Towing of Vehicle:** The owner wrote to request reimbursement for the towing costs associated with the towing of a vehicle from the above ground parking area. Council noted that signage is displayed at the parking area advising of towing of vehicles parked during specific hours. As the owner's vehicle was parked in the stall during the period of time that parking is prohibited, reimbursement will not be issued.
10. **SL 209 Gap in Main Gate/Security Committee:** The owner wrote regarding security deficiencies with the underground parkade gate and details regarding the duties of the Security Committee. The owner's concerns regarding the gate have been forwarded to the gate service provider and council acknowledged the Committee's contribution to the security of Mayfair Place.
11. **SL 209 Various Issues:** The owner wrote to object to the purchase of another ping pong table, noting funds have not been budgeted for such an amenity. He further objected to a fellow owner's suggestion that a ping pong coach be brought in to teach children the game.
12. **SL 219 Rental Wait List/Use of Jacuzzi:** The owner requested to be advised of the number of owners ahead of him on the Rental Wait List and the strata agent will provide the owner with the information. The owner also objected to owners cleaning their feet in the spa and suggested rules be drafted for common areas. Council noted that rules are already in place; however, cannot be enforced against a resident if their identity is not provided.
13. **SL 236 Various Issues:** The owner wrote to inquire the status of the law suit and reported two points of water ingress which will be brought to the attention of the resident caretaker. The owner also questioned conducting pool maintenance between 8:00 and 9:00 a.m. which interferes with those wishing to use the facility prior to going to work. The strata agent will discuss the matter with the resident caretaker.
14. **SL 207 Request to Install Hard Surface Flooring:** The owner submitted details regarding the installation of hard surface flooring and council approved the owner's request. An Indemnification Agreement will be issued to the owner.
15. **SL 119 Caretaker Commendation/Fitness Equipment Servicing.** The owner wrote to commend the caretakers for all their work in and around the buildings and to advise of the need for servicing of the fitness equipment. The strata agent reported the equipment has been serviced.

16. **SL 231 Parking Stalls:** The owner wrote to correct a statement in the previous minutes regarding the parking stalls and lockers. The strata agent confirmed the parking stalls and lockers are common property; however, prior to the conveyance of the first strata lot, the developer was given the licence and right of exclusive use and enjoyment of all parking stalls and lockers. The developer then, in turn, assigned the exclusive use of the stalls and lockers to the purchasers of individual strata lots. In essence, the stalls are specifically assigned to particular strata lots.
17. **SL 134 Rental Wait List:** The owner requested to be added to the rental wait list.
18. **SL 21 Request to Rent:** The owner wrote to inquire the status of available rental positions. The strata agent will write the owner and advise the rental quota is full.
19. **SL 2 Release:** The owner submitted a signed release relating to water damage repairs conducted in the suite.
20. **SL 130 Rental Wait List:** The owner wrote to request being added to the rental wait list and the number of those ahead of her on the list. The strata agent will advise accordingly.
21. **SL 9 Insurance Deductible:** The owner wrote to address a chargeback of an insurance deductible. The strata agent was requested to write the owner and accept her offer of instalment payments.
22. **SL 75 Request to Install Hard Surface Flooring:** The owner submitted details regarding the installation of hard surface flooring and council approved the owner's request. An Indemnification Agreement will be issued to the owner.

#### **NEW BUSINESS ARISING**

1. **Annual Fire Safety Devices Inspection Deficiencies:** Council reviewed a quote to address deficiencies found during the annual fire safety devices inspection. It was MOVED, SECONDED, and CARRIED to approve the \$4,528.00 expenditure to address various deficiencies and \$5,529.00 to service 97 fire extinguishers which are due for their required 6 year maintenance.

2. **Rental Wait List:**

**If you requested to be added to the rental wait list prior to January 2010, please resubmit your request. Council is working toward ensuring the waiting list is complete.**

3. **Council Vacancy:** It was MOVED, SECONDED, and CARRIED to appoint Beth Molitor to council to replace Chad Amini who sold.
4. **Dryer Vent Cleaning:** Council reviewed a quote for dryer vent cleaning and in light of council member absences; further discussion of this matter was deferred to the next meeting.

5. **Formal Gardens Caretaker Request for Payment:** The strata agent advised of the resident caretaker's request for payment of time spent over and above the contract amount during his tenure as caretaker of the Formal Gardens. Council considered the matter at length and declined to pay the caretaker the requested additional funds.

### **ADJOURNMENT**

The meeting adjourned at 8:10 p.m.

### **NEXT MEETING**

The next Strata Council meeting will be held Wednesday, June 16, 2010 at 7:00 p.m.

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan BCS 40

Karen Steed-Wiercinski  
Strata Agent

KSW/cvb

Direct Line: 604-293-2445  
Email: [ksteed-wiercinski@ascentpm.com](mailto:ksteed-wiercinski@ascentpm.com)

### **PLEASE NOTE**

If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of strata council meeting minutes and Annual and Special General Meeting minutes. Therefore, it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS  
EMERGENCY NUMBER IS 604-293-2459



**SPECIAL GENERAL MEETING MINUTES  
STRATA PLAN BCS 40, MAYFAIR PLACE  
7368/7388 SANDBORNE AVENUE, BURNABY, BC**

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**HELD:** MAY 29, 2010

**LOCATION:** Billiards Room, 7368/7388 Sandborne Avenue  
Burnaby, BC

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**REGISTRATION**

Those in attendance signed the owner registration sheet.

**CERTIFY PROXIES**

The proxies of owners were certified.

**QUORUM REPORT**

Of the potential 236 strata units, 83 owners were present in person and 38 were represented by proxy for a total representation of 121.

**CALL TO ORDER**

The meeting was called to order at 7:20 p.m.

**PROOF OF NOTICE**

The Notice of Call was issued May 8, 2010, satisfying the requirements of the *Strata Property Act*. The meeting was duly convened to conduct the business at hand.

**APPROVAL OF AGENDA**

It was MOVED and SECONDED, and unanimously CARRIED to approve agenda as previously distributed.

**APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

It was MOVED and SECONDED, and unanimously CARRIED to approve the Minutes of the January 20, 2010 Annual General Meeting minutes as previously distributed.

**NEW BUSINESS**

- 1) The President advised there was an error in the wording in the 3 Resolutions with regards to owner who fails to make any payments in accordance with the resolution, instead of "shall be assessed a fine of \$200.00" should read "may be assessed a fine of \$200.00".  
The above correction would make it more flexible for Council to deal with this situation.

It was MOVED and SECONDED and unanimously CARRIED to amend the wording as stated above.

- 2) It was MOVED and SECONDED to approve **Option A Special Resolution (Undertake and Fund Building Repairs via Special Levy of \$2,850,000)**.  
The floor was opened for discussion. Several owners spoke in favour of this Resolution. There was no owner who spoke against this resolution.  
Vote was conducted with results as follows:  
69 in favour  
45 against  
3/4 vote was not achieved, therefore Option A Special Resolution was defeated.
- 3) It was MOVED and SECONDED to approve **Option B Special Resolution (Undertake and Fund Building Repairs via Special Levy of \$1,683,000)**.  
The floor was opened for discussion. Several owners spoke in favour of this resolution and emphasized the importance of approving the resolution, stating the importance of rectifying the high risk and moderate risk deficiencies in the building to protect the owners' investment in the property. There was no owner who spoke against this resolution.  
Vote was conducted with results as follows:  
98 in favour  
19 against  
¾ vote was achieved, therefore Option B Special Resolution was approved.
- 4) The President brought up the subject of the outstanding legal issues and the floor was opened for discussion.  
It was MOVED and SECONDED and unanimously CARRIED to authorize Council to continue to pursue the legal issues at this time.

## **ADJOURNMENT**

The meeting adjourned at 8:45 p.m.

Your Strata Council.

### **PLEASE NOTE**

If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of strata council meeting minutes and Annual and Special General Meeting minutes. Therefore, it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS  
EMERGENCY NUMBER IS 604-293-2459

*Ascent Real Estate Management Corporation – 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9  
Phone: 604-431-1800 Fax: 604-431-1800 email: [ascent@ascentpm.com](mailto:ascent@ascentpm.com) website: [www.ascentpm.com](http://www.ascentpm.com)*





2176 Willingdon Avenue, Burnaby, BC V5C 5Z9  
Telephone: 604-431-1800 : Fax: 604-431-1818  
Website: www.ascentpm.com

**NOTICE OF CALL: Saturday May 8, 2010**  
**TAKE NOTICE THAT THE SPECIAL GENERAL MEETING**  
**STRATA PLAN BCS 40 "MAYFAIR PLACE "**  
**LOCATED AT 7368/7388 Sandborne Ave., Burnaby, BC**

**WILL BE HELD:**

**DATE:** Saturday, May 29, 2010

**TIME:** 7:00 p.m. Registration starts at 6:30 p.m.

**PLACE:** Billiards Room 7368/7388 Sandborne Ave., Burnaby, BC

An agenda for the meeting is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

Owners may not be able to vote if all strata fees, fines or other charges owing to the Strata Corporation are not paid. Cheques will not be accepted at the meeting unless certified. If you are uncertain of the status of your account please call 431-1800 between 8:30 a.m. and 4:30 p.m.

**AGENDA**

1. Registration
2. Certify Proxies
3. Quorum Report
4. Call to Order
5. Proof of Notice
6. Approval of Agenda
7. Approve Previous Minutes (AGM – January 20, 2010)
8. New Business
  - 8.1 Option A Special Resolution by  $\frac{3}{4}$  Vote – Approval to Undertake and Fund Building Repairs Via Special Levy of \$2,850,000
  - 8.2 Option B Special Resolution by  $\frac{3}{4}$  Vote – Approval to Undertake and Fund Building Repairs Via Special Levy of \$1,683,000
  - 8.3 Option C Special Resolution by  $\frac{3}{4}$  Vote – Approval to Undertake and Fund Building Repairs Via Special Levy of \$1,095,600
9. Adjournment

## Mayfair Place, BCS 40 Special Resolutions

May 29, 2010

### Preamble

*The following resolutions are prepared to provide the strata corporation with options to fund the repairs to the various defects and deficiencies itemized in the Building Envelope Condition Review.*

*Option A provides for the repair of all defects and deficiencies as set out in the Building Envelope Condition Review. If approved, the remaining two resolutions are null and void. If defeated, the strata corporation would consider Option B which provides for the repair of only the high and moderate risk items itemized in the Phased Scope of Repairs. If approved, the final resolution is null and void. If defeated, the strata corporation would consider Option C which provides for the repair of only the high risk items as itemized in the High Risk Scope of Repairs.*

*Only one of the options can be approved.*

### **8.1 Option A Special Resolution by $\frac{3}{4}$ Vote - Approval to Undertake and Fund Building Repairs Via Special Levy of \$2,850,000**

WHEREAS The Owners, Strata Plan BCS 40 (the "Strata Corporation") will be undertaking remedial repairs (the "Repairs") in respect of numerous defects and deficiencies to the condominium development located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia, and known as "Mayfair Place", as required to correct the defects and deficiencies and all resultant damage (the "Deficiencies") identified in the End of Warranty Reports prepared by Levelton Engineering dated August 20, 2004 and March 11, 2007, the Building Envelope Condition Review prepared by Levelton Engineering dated January 30, 2009 and Levelton Engineering's December 11, 2009 Report;

AND WHEREAS the Strata Corporation has suffered damages as a result of the Deficiencies, confirmed by engineer reports, including Levelton Engineering's report dated December 11, 2009 (copy attached) and the Repairs to remediate these Deficiencies are estimated to cost \$2,850,000.00;

**1. BE IT RESOLVED by a  $\frac{3}{4}$  vote, pursuant to the provisions of the Act and the associated regulations that the Strata Corporation is hereby duly and fully authorized to undertake the Repairs.**

**2. BE IT FURTHER RESOLVED by a  $\frac{3}{4}$  vote pursuant to section 108 of the Act that the Strata Corporation is hereby duly authorized to expend a sum of money not exceeding \$2,850,000.00 (Two Million Eight Hundred and Fifty Thousand Dollars) for the purpose of undertaking the Repairs;**

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots as set out in the attached schedule.

The special levy set out herein is due and payable in two instalments of \$1,425,000 (one million four hundred twenty-five thousand dollars) due August 1, 2010 and \$1,425,000 due February 1, 2011. Any owner who sells, conveys or transfers his/her title, or

remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

Any owner who fails to make any payments in accordance with this resolution shall be assessed a fine of \$200.00. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually on any unpaid special levy from the date the special levy is due until the special levy is paid in full.

Pursuant to Section 108(5) and 108(6) of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

This special levy shall be considered as part of the common expenses of the Strata Corporation and Sections 116, 117 and 118 of the Act shall be applicable where an Owner fails to make the required payment as authorized by the passage of this 3/4 vote. The Strata Corporation may, under section 116 of the Act, register a Certificate of Lien against an Owner's strata lot for unpaid special levy and interest on the same.

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION A**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

2,850,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
1	205	81	\$11,248.36	\$5,624.18	\$5,624.18
2	206	78	\$10,831.75	\$5,415.88	\$5,415.88
3	207	77	\$10,692.88	\$5,346.44	\$5,346.44
4	208	70	\$9,720.80	\$4,860.40	\$4,860.40
5	201	80	\$11,109.49	\$5,554.75	\$5,554.75
6	202	78	\$10,831.75	\$5,415.88	\$5,415.88
7	203		\$0.00	\$0.00	\$0.00
8	304	65	\$9,026.46	\$4,513.23	\$4,513.23
9	305	80	\$11,109.49	\$5,554.75	\$5,554.75
10	306	78	\$10,831.75	\$5,415.88	\$5,415.88
11	307	77	\$10,692.88	\$5,346.44	\$5,346.44
12	308	70	\$9,720.80	\$4,860.40	\$4,860.40
13	301	80	\$11,109.49	\$5,554.75	\$5,554.75
14	302	78	\$10,831.75	\$5,415.88	\$5,415.88
15	303	80	\$11,109.49	\$5,554.75	\$5,554.75
16	404	65	\$9,026.46	\$4,513.23	\$4,513.23
17	405	78	\$10,831.75	\$5,415.88	\$5,415.88
18	406	78	\$10,831.75	\$5,415.88	\$5,415.88
19	407	75	\$10,415.14	\$5,207.57	\$5,207.57
20	408	70	\$9,720.80	\$4,860.40	\$4,860.40
21	401	79	\$10,970.62	\$5,485.31	\$5,485.31
22	402	78	\$10,831.75	\$5,415.88	\$5,415.88
23	403	78	\$10,831.75	\$5,415.88	\$5,415.88
24	504	65	\$9,026.46	\$4,513.23	\$4,513.23
25	505	78	\$10,831.75	\$5,415.88	\$5,415.88
26	506	78	\$10,831.75	\$5,415.88	\$5,415.88
27	507	75	\$10,415.14	\$5,207.57	\$5,207.57
28	508	70	\$9,720.80	\$4,860.40	\$4,860.40
29	501	79	\$10,970.62	\$5,485.31	\$5,485.31
30	502	78	\$10,831.75	\$5,415.88	\$5,415.88
31	503	78	\$10,831.75	\$5,415.88	\$5,415.88
32	604	65	\$9,026.46	\$4,513.23	\$4,513.23
33	605	78	\$10,831.75	\$5,415.88	\$5,415.88
34	606	78	\$10,831.75	\$5,415.88	\$5,415.88
35	607	75	\$10,415.14	\$5,207.57	\$5,207.57
36	608	70	\$9,720.80	\$4,860.40	\$4,860.40
37	601	79	\$10,970.62	\$5,485.31	\$5,485.31
38	602	78	\$10,831.75	\$5,415.88	\$5,415.88
39	603	78	\$10,831.75	\$5,415.88	\$5,415.88
40	704	65	\$9,026.46	\$4,513.23	\$4,513.23
41	705	78	\$10,831.75	\$5,415.88	\$5,415.88
42	706	78	\$10,831.75	\$5,415.88	\$5,415.88
43	707	75	\$10,415.14	\$5,207.57	\$5,207.57
44	708	70	\$9,720.80	\$4,860.40	\$4,860.40
45	701	79	\$10,970.62	\$5,485.31	\$5,485.31
46	702	78	\$10,831.75	\$5,415.88	\$5,415.88
47	703	78	\$10,831.75	\$5,415.88	\$5,415.88
48	804	65	\$9,026.46	\$4,513.23	\$4,513.23
49	805	78	\$10,831.75	\$5,415.88	\$5,415.88
50	806	78	\$10,831.75	\$5,415.88	\$5,415.88
51	807	75	\$10,415.14	\$5,207.57	\$5,207.57
52	808	70	\$9,720.80	\$4,860.40	\$4,860.40
53	801	79	\$10,970.62	\$5,485.31	\$5,485.31
54	802	78	\$10,831.75	\$5,415.88	\$5,415.88
55	803	78	\$10,831.75	\$5,415.88	\$5,415.88
56	904	65	\$9,026.46	\$4,513.23	\$4,513.23
57	905	78	\$10,831.75	\$5,415.88	\$5,415.88
58	906	78	\$10,831.75	\$5,415.88	\$5,415.88
59	907	75	\$10,415.14	\$5,207.57	\$5,207.57
60	908	70	\$9,720.80	\$4,860.40	\$4,860.40
61	901	79	\$10,970.62	\$5,485.31	\$5,485.31
62	902	78	\$10,831.75	\$5,415.88	\$5,415.88
63	903	78	\$10,831.75	\$5,415.88	\$5,415.88

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION A**  
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LEVY AMOUNT

2,850,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
64	1004	65	\$9,026.46	\$4,513.23	\$4,513.23
65	1005	78	\$10,831.75	\$5,415.88	\$5,415.88
66	1006	78	\$10,831.75	\$5,415.88	\$5,415.88
67	1007	75	\$10,415.14	\$5,207.57	\$5,207.57
68	1008	70	\$9,720.80	\$4,860.40	\$4,860.40
69	1001	79	\$10,970.62	\$5,485.31	\$5,485.31
70	1002	78	\$10,831.75	\$5,415.88	\$5,415.88
71	1003	78	\$10,831.75	\$5,415.88	\$5,415.88
72	1104	65	\$9,026.46	\$4,513.23	\$4,513.23
73	1105	78	\$10,831.75	\$5,415.88	\$5,415.88
74	1106	78	\$10,831.75	\$5,415.88	\$5,415.88
75	1107	75	\$10,415.14	\$5,207.57	\$5,207.57
76	1108	70	\$9,720.80	\$4,860.40	\$4,860.40
77	1101	79	\$10,970.62	\$5,485.31	\$5,485.31
78	1102	78	\$10,831.75	\$5,415.88	\$5,415.88
79	1103	78	\$10,831.75	\$5,415.88	\$5,415.88
80	1204	102	\$14,164.60	\$7,082.30	\$7,082.30
81	1206	77	\$10,692.88	\$5,346.44	\$5,346.44
82	1207	103	\$14,303.46	\$7,151.73	\$7,151.73
83	1201	103	\$14,303.46	\$7,151.73	\$7,151.73
84	1202	77	\$10,692.88	\$5,346.44	\$5,346.44
85	1203	102	\$14,164.60	\$7,082.30	\$7,082.30
86	1404	102	\$14,164.60	\$7,082.30	\$7,082.30
87	1406	77	\$10,692.88	\$5,346.44	\$5,346.44
88	1407	103	\$14,303.46	\$7,151.73	\$7,151.73
89	1401	103	\$14,303.46	\$7,151.73	\$7,151.73
90	1402	77	\$10,692.88	\$5,346.44	\$5,346.44
91	1403	102	\$14,164.60	\$7,082.30	\$7,082.30
92	1503	110	\$15,275.54	\$7,637.77	\$7,637.77
93	1504	112	\$15,553.28	\$7,776.64	\$7,776.64
94	1501	112	\$15,553.28	\$7,776.64	\$7,776.64
95	1502	110	\$15,275.54	\$7,637.77	\$7,637.77
96	1603	110	\$15,275.54	\$7,637.77	\$7,637.77
97	1604	112	\$15,553.28	\$7,776.64	\$7,776.64
98	1601	112	\$15,553.28	\$7,776.64	\$7,776.64
99	1602	110	\$15,275.54	\$7,637.77	\$7,637.77
100	1703	110	\$15,275.54	\$7,637.77	\$7,637.77
101	1704	112	\$15,553.28	\$7,776.64	\$7,776.64
102	1701	112	\$15,553.28	\$7,776.64	\$7,776.64
103	1702	110	\$15,275.54	\$7,637.77	\$7,637.77
104	1803	110	\$15,275.54	\$7,637.77	\$7,637.77
105	1804	112	\$15,553.28	\$7,776.64	\$7,776.64
106	1801	112	\$15,553.28	\$7,776.64	\$7,776.64
107	1802	110	\$15,275.54	\$7,637.77	\$7,637.77
108	1903	110	\$15,275.54	\$7,637.77	\$7,637.77
109	1904	112	\$15,553.28	\$7,776.64	\$7,776.64
110	1901	112	\$15,553.28	\$7,776.64	\$7,776.64
111	1902	110	\$15,275.54	\$7,637.77	\$7,637.77
112	2002	126	\$17,497.44	\$8,748.72	\$8,748.72
113	2003	139	\$19,302.73	\$9,651.37	\$9,651.37
114	2001	139	\$19,302.73	\$9,651.37	\$9,651.37
115	2103	152	\$21,108.03	\$10,554.02	\$10,554.02
116	2104	147	\$20,413.68	\$10,206.84	\$10,206.84
117	2101	148	\$20,552.55	\$10,276.28	\$10,276.28
118	2102	153	\$21,246.89	\$10,623.45	\$10,623.45
119	205	81	\$11,248.36	\$5,624.18	\$5,624.18
120	206	78	\$10,831.75	\$5,415.88	\$5,415.88
121	207	77	\$10,692.88	\$5,346.44	\$5,346.44
122	208	70	\$9,720.80	\$4,860.40	\$4,860.40
123	201	80	\$11,109.49	\$5,554.75	\$5,554.75
124	202	78	\$10,831.75	\$5,415.88	\$5,415.88
125	203	81	\$11,248.36	\$5,624.18	\$5,624.18
126	304	64	\$8,887.59	\$4,443.80	\$4,443.80

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION A**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

2,850,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
127	305	80	\$11,109.49	\$5,554.75	\$5,554.75
128	306	78	\$10,831.75	\$5,415.88	\$5,415.88
129	307	77	\$10,692.88	\$5,346.44	\$5,346.44
130	308	70	\$9,720.80	\$4,860.40	\$4,860.40
131	301	80	\$11,109.49	\$5,554.75	\$5,554.75
132	302	78	\$10,831.75	\$5,415.88	\$5,415.88
133	303	80	\$11,109.49	\$5,554.75	\$5,554.75
134	404	64	\$8,887.59	\$4,443.80	\$4,443.80
135	405	78	\$10,831.75	\$5,415.88	\$5,415.88
136	406	78	\$10,831.75	\$5,415.88	\$5,415.88
137	407	75	\$10,415.14	\$5,207.57	\$5,207.57
138	408	70	\$9,720.80	\$4,860.40	\$4,860.40
139	401	78	\$10,831.75	\$5,415.88	\$5,415.88
140	402	78	\$10,831.75	\$5,415.88	\$5,415.88
141	403	78	\$10,831.75	\$5,415.88	\$5,415.88
142	504	64	\$8,887.59	\$4,443.80	\$4,443.80
143	505	78	\$10,831.75	\$5,415.88	\$5,415.88
144	506	78	\$10,831.75	\$5,415.88	\$5,415.88
145	507	75	\$10,415.14	\$5,207.57	\$5,207.57
146	508	70	\$9,720.80	\$4,860.40	\$4,860.40
147	501	78	\$10,831.75	\$5,415.88	\$5,415.88
148	502	78	\$10,831.75	\$5,415.88	\$5,415.88
149	503	78	\$10,831.75	\$5,415.88	\$5,415.88
150	604	64	\$8,887.59	\$4,443.80	\$4,443.80
151	605	78	\$10,831.75	\$5,415.88	\$5,415.88
152	606	78	\$10,831.75	\$5,415.88	\$5,415.88
153	607	75	\$10,415.14	\$5,207.57	\$5,207.57
154	608	70	\$9,720.80	\$4,860.40	\$4,860.40
155	601	78	\$10,831.75	\$5,415.88	\$5,415.88
156	602	78	\$10,831.75	\$5,415.88	\$5,415.88
157	603	78	\$10,831.75	\$5,415.88	\$5,415.88
158	704	64	\$8,887.59	\$4,443.80	\$4,443.80
159	705	78	\$10,831.75	\$5,415.88	\$5,415.88
160	706	78	\$10,831.75	\$5,415.88	\$5,415.88
161	707	75	\$10,415.14	\$5,207.57	\$5,207.57
162	708	70	\$9,720.80	\$4,860.40	\$4,860.40
163	701	78	\$10,831.75	\$5,415.88	\$5,415.88
164	702	78	\$10,831.75	\$5,415.88	\$5,415.88
165	703	78	\$10,831.75	\$5,415.88	\$5,415.88
166	804	64	\$8,887.59	\$4,443.80	\$4,443.80
167	805	78	\$10,831.75	\$5,415.88	\$5,415.88
168	806	78	\$10,831.75	\$5,415.88	\$5,415.88
169	807	75	\$10,415.14	\$5,207.57	\$5,207.57
170	808	70	\$9,720.80	\$4,860.40	\$4,860.40
171	801	78	\$10,831.75	\$5,415.88	\$5,415.88
172	802	78	\$10,831.75	\$5,415.88	\$5,415.88
173	803	78	\$10,831.75	\$5,415.88	\$5,415.88
174	904	64	\$8,887.59	\$4,443.80	\$4,443.80
175	905	78	\$10,831.75	\$5,415.88	\$5,415.88
176	906	78	\$10,831.75	\$5,415.88	\$5,415.88
177	907	75	\$10,415.14	\$5,207.57	\$5,207.57
178	908	70	\$9,720.80	\$4,860.40	\$4,860.40
179	901	78	\$10,831.75	\$5,415.88	\$5,415.88
180	902	78	\$10,831.75	\$5,415.88	\$5,415.88
181	903	78	\$10,831.75	\$5,415.88	\$5,415.88
182	1004	64	\$8,887.59	\$4,443.80	\$4,443.80
183	1005	78	\$10,831.75	\$5,415.88	\$5,415.88
184	1006	78	\$10,831.75	\$5,415.88	\$5,415.88
185	1007	75	\$10,415.14	\$5,207.57	\$5,207.57
186	1008	70	\$9,720.80	\$4,860.40	\$4,860.40
187	1001	78	\$10,831.75	\$5,415.88	\$5,415.88
188	1002	78	\$10,831.75	\$5,415.88	\$5,415.88
189	1003	78	\$10,831.75	\$5,415.88	\$5,415.88

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION A**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

2,850,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
190	1104	64	\$8,887.59	\$4,443.80	\$4,443.80
191	1105	78	\$10,831.75	\$5,415.88	\$5,415.88
192	1106	78	\$10,831.75	\$5,415.88	\$5,415.88
193	1107	75	\$10,415.14	\$5,207.57	\$5,207.57
194	1108	70	\$9,720.80	\$4,860.40	\$4,860.40
195	1101	78	\$10,831.75	\$5,415.88	\$5,415.88
196	1102	78	\$10,831.75	\$5,415.88	\$5,415.88
197	1103	78	\$10,831.75	\$5,415.88	\$5,415.88
198	1204	102	\$14,164.60	\$7,082.30	\$7,082.30
199	1206	77	\$10,692.88	\$5,346.44	\$5,346.44
200	1207	103	\$14,303.46	\$7,151.73	\$7,151.73
201	1201	103	\$14,303.46	\$7,151.73	\$7,151.73
202	1202	77	\$10,692.88	\$5,346.44	\$5,346.44
203	1203	102	\$14,164.60	\$7,082.30	\$7,082.30
204	1404	102	\$14,164.60	\$7,082.30	\$7,082.30
205	1406	77	\$10,692.88	\$5,346.44	\$5,346.44
206	1407	103	\$14,303.46	\$7,151.73	\$7,151.73
207	1401	103	\$14,303.46	\$7,151.73	\$7,151.73
208	1402	77	\$10,692.88	\$5,346.44	\$5,346.44
209	1403	102	\$14,164.60	\$7,082.30	\$7,082.30
210	1503	110	\$15,275.54	\$7,637.77	\$7,637.77
211	1504	112	\$15,553.28	\$7,776.64	\$7,776.64
212	1501	112	\$15,553.28	\$7,776.64	\$7,776.64
213	1502	110	\$15,275.54	\$7,637.77	\$7,637.77
214	1603	110	\$15,275.54	\$7,637.77	\$7,637.77
215	1604	112	\$15,553.28	\$7,776.64	\$7,776.64
216	1601	112	\$15,553.28	\$7,776.64	\$7,776.64
217	1602	110	\$15,275.54	\$7,637.77	\$7,637.77
218	1703	110	\$15,275.54	\$7,637.77	\$7,637.77
219	1704	112	\$15,553.28	\$7,776.64	\$7,776.64
220	1701	112	\$15,553.28	\$7,776.64	\$7,776.64
221	1702	110	\$15,275.54	\$7,637.77	\$7,637.77
222	1803	110	\$15,275.54	\$7,637.77	\$7,637.77
223	1804	112	\$15,553.28	\$7,776.64	\$7,776.64
224	1801	112	\$15,553.28	\$7,776.64	\$7,776.64
225	1802	110	\$15,275.54	\$7,637.77	\$7,637.77
226	1903	110	\$15,275.54	\$7,637.77	\$7,637.77
227	1904	112	\$15,553.28	\$7,776.64	\$7,776.64
228	1901	112	\$15,553.28	\$7,776.64	\$7,776.64
229	1902	110	\$15,275.54	\$7,637.77	\$7,637.77
230	2002	125	\$17,358.57	\$8,679.29	\$8,679.29
231	2003	139	\$19,302.73	\$9,651.37	\$9,651.37
232	2001	139	\$19,302.73	\$9,651.37	\$9,651.37
233	2103	151	\$20,969.16	\$10,484.58	\$10,484.58
234	2104	147	\$20,413.68	\$10,206.84	\$10,206.84
235	2101	147	\$20,413.68	\$10,206.84	\$10,206.84
236	2102	151	\$20,969.16	\$10,484.58	\$10,484.58
<b>TOTALS</b>	<b>20523</b>		<b>\$2,849,999.85</b>	<b>\$1,424,999.93</b>	<b>\$1,424,999.93</b>


**Levelton Consultants Ltd.**

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*Construction Materials*

*Building Science*

*Geotechnical*

*Metallurgy and Corrosion*

*Environmental*

*Analytical Chemistry*

*Physical Testing*

December 11, 2009

Project No: RI09-1119-01

The Owners, Strata Plan BCS40  
7368 Sandborne Avenue, Burnaby, BC

**Attention:** Ms. Deidre Riley, Strata Member

**PROJECT:** Mayfair Place - 7368 & 7388 Sandborne Avenue, Burnaby

**SUBJECT:** Proposed Scope of Repairs

Dear Ms Riley,

Levelton has previously prepared a Building Envelope Condition Review Report (the "2009 Report") for Mayfair Place, dated January 10, 2009. The report documents a number of deficiencies related to the envelope of the building. The deficiencies were assigned a risk level (high, moderate or low) based on the anticipated impact of the deficiency on the performance of the building.

Based on the information obtained from the 2009 Report and the results of the additional investigation, Levelton prepared the attached Scope of Repairs. We have included all of the items included in the "high risk" category and some of the items in the "moderate risk" category. Maintenance deficiencies such as cleaning of the balcony and roof drains, and cleaning of the exhaust ducts were not included in the Scope of Repairs since they should be part of the annual operating budget. Additionally, maintenance deficiencies caused by alterations of building envelope components by individual owners were not included as their repair cost should be the responsibility of the respective owners.



The Owners, Strata Plan BCS40  
Attention: Deidre Riley, Strata Member/ Page 1

December 11, 2009  
File: RI09-1119-01



Levelton is presenting the Owners with a complete recommended Scope of Repairs.

We appreciate your interest in working with Levelton.

Sincerely,

**LEVELTON CONSULTANTS LTD.**

Reviewed by:

Per: Billy Huet, P.Eng.  
Building Science Division

Per: David Evans, P.Eng.  
Manager, Building Science Division

BJH:DZE

# Option A

## Table 1 – Complete Scope of Repairs

Risk Level	Building Envelope Components	Deficiency Types	Construction Deficiencies	Maintenance	Ref
<b>WALLS AND GUARDWALLS</b>					
High	Brick veneer	Where missing or dislocated install new bricks and/or flashings below exhaust vents.	\$35,000		1.m and 1.r
High	Brick veneer	Exploratory openings in the brick veneer wall at three locations at the brick shelf-angle where signs of corrosion was previously observed.		\$5,000	1.j
High	Concrete walls	At the amenity building, and first three levels concrete walls of both Towers, route-out and sealed all cracks in the concrete walls.		\$50,000	1.b
High	Concrete walls	At the amenity building, and first three levels concrete walls of both Towers, re-coat the concrete walls.		\$100,000	1.c
High	Tower II- Suite # 303	At Tower II – Suite #303, Levelton recommends removing and replacing the interior gypsum board, poly vapour barrier, and fiber batt insulation at the exterior wall. Re-seal the windows to the installation angles.	\$40,000		7
Moderate	Concrete walls	Route-out and sealed all concrete cold joint opening above the 3 <sup>rd</sup> levels of both Towers.		\$250,000	1.a and 3.e
Moderate	Concrete walls	Re-coat all concrete walls above the 3 <sup>rd</sup> level of both Towers.		\$360,000	1.c
Moderate	Concrete walls	Remove existing paint and apply waterproofing coating over all sloped and flat surfaces of concrete walls such as guard walls.	\$100,000		1.c
Moderate	Concrete walls	Apply new dampproofing and waterproofing membrane at the base of the wall where missing.	\$30,000		1.n
<b>WINDOWS AND DOORS</b>					
High	Window operables	Replace all casement operables and corroded components.	\$560,000		2.i and 2.l
High	Window frame	Secure adequately the window with an improperly installed deflection head.	\$10,000		2.f
High	Doors	Re-install the exposed doors with adequate detailing at the sill and provide overhead protection.	\$10,000		2.r
Moderate	Spandrel panels	Secure adequately the flashings at the spandrel panels.	Included in Item 2.i.		2.k
Moderate	Window flashings	Replace all corroded flashing fasteners.	Included in Item 2.i.		2.m

# Option A

Risk Level	Building Envelope Components	Deficiency Types	Construction Deficiencies	Maintenance	Ref
<b>WINDOWS AND DOORS</b>					
Moderate	Window flashings	Install new flashings where missing.	Included in Item 2.i.		2.n
Moderate	Window frames	Seal the gaps between the window frames.	Included in Item 2.i		2.g
Moderate	Doors	Remove corrosion at steel doors and re-coat with anti-corrosion coating.		\$10,000	2.p
Moderate	Windows weather-stripping	Cut the loose sections of weather-stripping at the window frame connections.	\$20,000		2.a
Moderate	Windows glazing tape	Remove and replace the deformed or missing exterior glazing tape.	\$60,000		2.b
Moderate	Windows glazing stop	Re-install glazing stops where missing or loose.	\$20,000		2.c
<b>SEALANTS</b>					
High	Sealants	Apply sealant between dissimilar materials where it is missing.	\$250,000		6.b and 4.d
Moderate	Sealants	Remove failed and damaged sealant joints between dissimilar materials and apply new sealant.	\$350,000		6.a
<b>BALCONIES</b>					
Moderate	Balcony scuppers	Extend scupper projection where short.	\$40,000		3.b
Moderate	Balcony membrane	At Tower II – Suite #1702 and #1701, remove any loose membrane and re-applying the base and top coat of the waterproofing membrane.	\$2,000		
<b>EXHAUST VENTS AND GRILLS</b>					
Moderate	Exhaust vents	Install screens or dampers where missing.	\$10,000		1.q
Moderate	Fireplace B-vents	Replace corroded fasteners at the fireplace B-vents	\$20,000		1.o
<b>ROOFS</b>					
High	Roofs	Apply waterproofing membrane where missing along the roof perimeter and at the doors sills.	\$10,000	\$10,000	4.c
Moderate	Roof flashings	Apply flashings where missing at the roof perimeter.	Included in 1.n.		6.c

# Option A

<b>PARKING</b>					
Moderate	Parking structure	Repair all cracks in the parkade concrete walls that have active water ingress using epoxy injection.	\$40,000		5.a
Moderate	Parking structure	Replace the worn waterproofing membrane at heavy traffic areas.		\$30,000	5.c
<b>TOTAL CONSTRUCTION COST</b>			\$1,607,000	\$815,000	
<b>ALLOWANCE FOR ACCESS: SET-UP COST (SWING STAGE, SCAFFOLDING, ACCESS PROTECTION WITH SAME ASSUMPTION)</b>			\$15,000 per month		
<b>ENGINEERING FEES</b>			10% of total construction cost		
<b>TOTAL COST ASSUMING A 12-MONTH CONSTRUCTION SCHEDULE FOR HIGH AND MODERATE</b>			\$2,844,200		
<b>SET-UP COST (SWING STAGE, SCAFFOLDING, ACCESS PROTECTION WITH SAME ASSUMPTION)</b>			\$180,000		
<b>TOTAL COST LESS SET-UP COST</b>			\$2,664,200		

## **8.2 Option B Special Resolution by $\frac{3}{4}$ Vote - Approval to Undertake and Fund Building Repairs Via Special Levy of \$1,683,000**

WHEREAS The Owners, Strata Plan BCS 40 (the "Strata Corporation") will be undertaking remedial repairs (the "Repairs") in respect of numerous defects and deficiencies to the condominium development located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia, and known as "Mayfair Place", as required to correct the defects and deficiencies and all resultant damage (the "Deficiencies") identified in the End of Warranty Reports prepared by Levelton Engineering dated August 20, 2004 and March 11, 2007, the Building Envelope Condition Review prepared by Levelton Engineering dated January 30, 2009 and Levelton Engineering's December 11, 2009 Report;

AND WHEREAS the Strata Corporation has suffered damages as a result of the Deficiencies, confirmed by engineer reports, including Levelton Engineering's report dated December 11, 2009 (copy attached) and the Repairs to remediate **only the high and moderate risk items** as set out in the Attached Table 2 – Phased Scope of Repairs as prepared by Levelton Engineering are estimated to cost \$1,683,000;

**1. BE IT RESOLVED by a  $\frac{3}{4}$  vote, pursuant to the provisions of the Act and the associated regulations that the Strata Corporation is hereby duly and fully authorized to undertake the high and moderate risk Repairs.**

**2. BE IT FURTHER RESOLVED by a  $\frac{3}{4}$  vote pursuant to section 108 of the Act that the Strata Corporation is hereby duly authorized to expend a sum of money not exceeding \$1,683,000 (One Million Six Hundred and Eighty-Three Thousand Dollars) for the purpose of undertaking the high and moderate risk Repairs;**

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots as set out in the attached schedule.

The special levy set out herein is due and payable in two instalments of \$841,500 (eight hundred and forty-one thousand five hundred dollars) due August 1, 2010 and \$841,500 (eight hundred and forty-one thousand five hundred dollars) due February 1, 2011. Any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

Any owner who fails to make any payments in accordance with this resolution shall be assessed a fine of \$200.00. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually on any unpaid special levy from the date the special levy is due until the special levy is paid in full.

Pursuant to Section 108(5) and 108(6) of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

This special levy shall be considered as part of the common expenses of the Strata Corporation and Sections 116, 117 and 118 of the Act shall be applicable where an Owner fails to make the required payment as authorized by the passage of this  $\frac{3}{4}$  vote. The Strata Corporation may, under section 116 of the Act, register a Certificate of Lien against an Owner's strata lot for unpaid special levy and interest on the same.

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION B**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,683,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
1	205	81	\$6,642.45	\$3,321.23	\$3,321.23
2	206	78	\$6,396.43	\$3,198.22	\$3,198.22
3	207	77	\$6,314.43	\$3,157.22	\$3,157.22
4	208	70	\$5,740.39	\$2,870.20	\$2,870.20
5	201	80	\$6,560.44	\$3,280.22	\$3,280.22
6	202	78	\$6,396.43	\$3,198.22	\$3,198.22
7	203		\$0.00	\$0.00	\$0.00
8	304	65	\$5,330.36	\$2,665.18	\$2,665.18
9	305	80	\$6,560.44	\$3,280.22	\$3,280.22
10	306	78	\$6,396.43	\$3,198.22	\$3,198.22
11	307	77	\$6,314.43	\$3,157.22	\$3,157.22
12	308	70	\$5,740.39	\$2,870.20	\$2,870.20
13	301	80	\$6,560.44	\$3,280.22	\$3,280.22
14	302	78	\$6,396.43	\$3,198.22	\$3,198.22
15	303	80	\$6,560.44	\$3,280.22	\$3,280.22
16	404	65	\$5,330.36	\$2,665.18	\$2,665.18
17	405	78	\$6,396.43	\$3,198.22	\$3,198.22
18	406	78	\$6,396.43	\$3,198.22	\$3,198.22
19	407	75	\$6,150.42	\$3,075.21	\$3,075.21
20	408	70	\$5,740.39	\$2,870.20	\$2,870.20
21	401	79	\$6,478.44	\$3,239.22	\$3,239.22
22	402	78	\$6,396.43	\$3,198.22	\$3,198.22
23	403	78	\$6,396.43	\$3,198.22	\$3,198.22
24	504	65	\$5,330.36	\$2,665.18	\$2,665.18
25	505	78	\$6,396.43	\$3,198.22	\$3,198.22
26	506	78	\$6,396.43	\$3,198.22	\$3,198.22
27	507	75	\$6,150.42	\$3,075.21	\$3,075.21
28	508	70	\$5,740.39	\$2,870.20	\$2,870.20
29	501	79	\$6,478.44	\$3,239.22	\$3,239.22
30	502	78	\$6,396.43	\$3,198.22	\$3,198.22
31	503	78	\$6,396.43	\$3,198.22	\$3,198.22
32	604	65	\$5,330.36	\$2,665.18	\$2,665.18
33	605	78	\$6,396.43	\$3,198.22	\$3,198.22
34	606	78	\$6,396.43	\$3,198.22	\$3,198.22
35	607	75	\$6,150.42	\$3,075.21	\$3,075.21
36	608	70	\$5,740.39	\$2,870.20	\$2,870.20
37	601	79	\$6,478.44	\$3,239.22	\$3,239.22
38	602	78	\$6,396.43	\$3,198.22	\$3,198.22
39	603	78	\$6,396.43	\$3,198.22	\$3,198.22
40	704	65	\$5,330.36	\$2,665.18	\$2,665.18
41	705	78	\$6,396.43	\$3,198.22	\$3,198.22
42	706	78	\$6,396.43	\$3,198.22	\$3,198.22
43	707	75	\$6,150.42	\$3,075.21	\$3,075.21
44	708	70	\$5,740.39	\$2,870.20	\$2,870.20
45	701	79	\$6,478.44	\$3,239.22	\$3,239.22
46	702	78	\$6,396.43	\$3,198.22	\$3,198.22
47	703	78	\$6,396.43	\$3,198.22	\$3,198.22
48	804	65	\$5,330.36	\$2,665.18	\$2,665.18
49	805	78	\$6,396.43	\$3,198.22	\$3,198.22
50	806	78	\$6,396.43	\$3,198.22	\$3,198.22
51	807	75	\$6,150.42	\$3,075.21	\$3,075.21
52	808	70	\$5,740.39	\$2,870.20	\$2,870.20
53	801	79	\$6,478.44	\$3,239.22	\$3,239.22
54	802	78	\$6,396.43	\$3,198.22	\$3,198.22
55	803	78	\$6,396.43	\$3,198.22	\$3,198.22
56	904	65	\$5,330.36	\$2,665.18	\$2,665.18
57	905	78	\$6,396.43	\$3,198.22	\$3,198.22
58	906	78	\$6,396.43	\$3,198.22	\$3,198.22
59	907	75	\$6,150.42	\$3,075.21	\$3,075.21
60	908	70	\$5,740.39	\$2,870.20	\$2,870.20
61	901	79	\$6,478.44	\$3,239.22	\$3,239.22
62	902	78	\$6,396.43	\$3,198.22	\$3,198.22
63	903	78	\$6,396.43	\$3,198.22	\$3,198.22

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION B**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,683,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
64	1004	65	\$5,330.36	\$2,665.18	\$2,665.18
65	1005	78	\$6,396.43	\$3,198.22	\$3,198.22
66	1006	78	\$6,396.43	\$3,198.22	\$3,198.22
67	1007	75	\$6,150.42	\$3,075.21	\$3,075.21
68	1008	70	\$5,740.39	\$2,870.20	\$2,870.20
69	1001	79	\$6,478.44	\$3,239.22	\$3,239.22
70	1002	78	\$6,396.43	\$3,198.22	\$3,198.22
71	1003	78	\$6,396.43	\$3,198.22	\$3,198.22
72	1104	65	\$5,330.36	\$2,665.18	\$2,665.18
73	1105	78	\$6,396.43	\$3,198.22	\$3,198.22
74	1106	78	\$6,396.43	\$3,198.22	\$3,198.22
75	1107	75	\$6,150.42	\$3,075.21	\$3,075.21
76	1108	70	\$5,740.39	\$2,870.20	\$2,870.20
77	1101	79	\$6,478.44	\$3,239.22	\$3,239.22
78	1102	78	\$6,396.43	\$3,198.22	\$3,198.22
79	1103	78	\$6,396.43	\$3,198.22	\$3,198.22
80	1204	102	\$8,364.57	\$4,182.29	\$4,182.29
81	1206	77	\$6,314.43	\$3,157.22	\$3,157.22
82	1207	103	\$8,446.57	\$4,223.29	\$4,223.29
83	1201	103	\$8,446.57	\$4,223.29	\$4,223.29
84	1202	77	\$6,314.43	\$3,157.22	\$3,157.22
85	1203	102	\$8,364.57	\$4,182.29	\$4,182.29
86	1404	102	\$8,364.57	\$4,182.29	\$4,182.29
87	1406	77	\$6,314.43	\$3,157.22	\$3,157.22
88	1407	103	\$8,446.57	\$4,223.29	\$4,223.29
89	1401	103	\$8,446.57	\$4,223.29	\$4,223.29
90	1402	77	\$6,314.43	\$3,157.22	\$3,157.22
91	1403	102	\$8,364.57	\$4,182.29	\$4,182.29
92	1503	110	\$9,020.61	\$4,510.31	\$4,510.31
93	1504	112	\$9,184.62	\$4,592.31	\$4,592.31
94	1501	112	\$9,184.62	\$4,592.31	\$4,592.31
95	1502	110	\$9,020.61	\$4,510.31	\$4,510.31
96	1603	110	\$9,020.61	\$4,510.31	\$4,510.31
97	1604	112	\$9,184.62	\$4,592.31	\$4,592.31
98	1601	112	\$9,184.62	\$4,592.31	\$4,592.31
99	1602	110	\$9,020.61	\$4,510.31	\$4,510.31
100	1703	110	\$9,020.61	\$4,510.31	\$4,510.31
101	1704	112	\$9,184.62	\$4,592.31	\$4,592.31
102	1701	112	\$9,184.62	\$4,592.31	\$4,592.31
103	1702	110	\$9,020.61	\$4,510.31	\$4,510.31
104	1803	110	\$9,020.61	\$4,510.31	\$4,510.31
105	1804	112	\$9,184.62	\$4,592.31	\$4,592.31
106	1801	112	\$9,184.62	\$4,592.31	\$4,592.31
107	1802	110	\$9,020.61	\$4,510.31	\$4,510.31
108	1903	110	\$9,020.61	\$4,510.31	\$4,510.31
109	1904	112	\$9,184.62	\$4,592.31	\$4,592.31
110	1901	112	\$9,184.62	\$4,592.31	\$4,592.31
111	1902	110	\$9,020.61	\$4,510.31	\$4,510.31
112	2002	126	\$10,332.70	\$5,166.35	\$5,166.35
113	2003	139	\$11,398.77	\$5,699.39	\$5,699.39
114	2001	139	\$11,398.77	\$5,699.39	\$5,699.39
115	2103	152	\$12,464.84	\$6,232.42	\$6,232.42
116	2104	147	\$12,054.82	\$6,027.41	\$6,027.41
117	2101	148	\$12,136.82	\$6,068.41	\$6,068.41
118	2102	153	\$12,546.85	\$6,273.43	\$6,273.43
119	205	81	\$6,642.45	\$3,321.23	\$3,321.23
120	206	78	\$6,396.43	\$3,198.22	\$3,198.22
121	207	77	\$6,314.43	\$3,157.22	\$3,157.22
122	208	70	\$5,740.39	\$2,870.20	\$2,870.20
123	201	80	\$6,560.44	\$3,280.22	\$3,280.22
124	202	78	\$6,396.43	\$3,198.22	\$3,198.22
125	203	81	\$6,642.45	\$3,321.23	\$3,321.23
126	304	64	\$5,248.36	\$2,624.18	\$2,624.18

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION B**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,683,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT	2ND INSTALLMENT
				August 1, 2010	February 1, 2011
127	305	80	\$6,560.44	\$3,280.22	\$3,280.22
128	306	78	\$6,396.43	\$3,198.22	\$3,198.22
129	307	77	\$6,314.43	\$3,157.22	\$3,157.22
130	308	70	\$5,740.39	\$2,870.20	\$2,870.20
131	301	80	\$6,560.44	\$3,280.22	\$3,280.22
132	302	78	\$6,396.43	\$3,198.22	\$3,198.22
133	303	80	\$6,560.44	\$3,280.22	\$3,280.22
134	404	64	\$5,248.36	\$2,624.18	\$2,624.18
135	405	78	\$6,396.43	\$3,198.22	\$3,198.22
136	406	78	\$6,396.43	\$3,198.22	\$3,198.22
137	407	75	\$6,150.42	\$3,075.21	\$3,075.21
138	408	70	\$5,740.39	\$2,870.20	\$2,870.20
139	401	78	\$6,396.43	\$3,198.22	\$3,198.22
140	402	78	\$6,396.43	\$3,198.22	\$3,198.22
141	403	78	\$6,396.43	\$3,198.22	\$3,198.22
142	504	64	\$5,248.36	\$2,624.18	\$2,624.18
143	505	78	\$6,396.43	\$3,198.22	\$3,198.22
144	506	78	\$6,396.43	\$3,198.22	\$3,198.22
145	507	75	\$6,150.42	\$3,075.21	\$3,075.21
146	508	70	\$5,740.39	\$2,870.20	\$2,870.20
147	501	78	\$6,396.43	\$3,198.22	\$3,198.22
148	502	78	\$6,396.43	\$3,198.22	\$3,198.22
149	503	78	\$6,396.43	\$3,198.22	\$3,198.22
150	604	64	\$5,248.36	\$2,624.18	\$2,624.18
151	605	78	\$6,396.43	\$3,198.22	\$3,198.22
152	606	78	\$6,396.43	\$3,198.22	\$3,198.22
153	607	75	\$6,150.42	\$3,075.21	\$3,075.21
154	608	70	\$5,740.39	\$2,870.20	\$2,870.20
155	601	78	\$6,396.43	\$3,198.22	\$3,198.22
156	602	78	\$6,396.43	\$3,198.22	\$3,198.22
157	603	78	\$6,396.43	\$3,198.22	\$3,198.22
158	704	64	\$5,248.36	\$2,624.18	\$2,624.18
159	705	78	\$6,396.43	\$3,198.22	\$3,198.22
160	706	78	\$6,396.43	\$3,198.22	\$3,198.22
161	707	75	\$6,150.42	\$3,075.21	\$3,075.21
162	708	70	\$5,740.39	\$2,870.20	\$2,870.20
163	701	78	\$6,396.43	\$3,198.22	\$3,198.22
164	702	78	\$6,396.43	\$3,198.22	\$3,198.22
165	703	78	\$6,396.43	\$3,198.22	\$3,198.22
166	804	64	\$5,248.36	\$2,624.18	\$2,624.18
167	805	78	\$6,396.43	\$3,198.22	\$3,198.22
168	806	78	\$6,396.43	\$3,198.22	\$3,198.22
169	807	75	\$6,150.42	\$3,075.21	\$3,075.21
170	808	70	\$5,740.39	\$2,870.20	\$2,870.20
171	801	78	\$6,396.43	\$3,198.22	\$3,198.22
172	802	78	\$6,396.43	\$3,198.22	\$3,198.22
173	803	78	\$6,396.43	\$3,198.22	\$3,198.22
174	904	64	\$5,248.36	\$2,624.18	\$2,624.18
175	905	78	\$6,396.43	\$3,198.22	\$3,198.22
176	906	78	\$6,396.43	\$3,198.22	\$3,198.22
177	907	75	\$6,150.42	\$3,075.21	\$3,075.21
178	908	70	\$5,740.39	\$2,870.20	\$2,870.20
179	901	78	\$6,396.43	\$3,198.22	\$3,198.22
180	902	78	\$6,396.43	\$3,198.22	\$3,198.22
181	903	78	\$6,396.43	\$3,198.22	\$3,198.22
182	1004	64	\$5,248.36	\$2,624.18	\$2,624.18
183	1005	78	\$6,396.43	\$3,198.22	\$3,198.22
184	1006	78	\$6,396.43	\$3,198.22	\$3,198.22
185	1007	75	\$6,150.42	\$3,075.21	\$3,075.21
186	1008	70	\$5,740.39	\$2,870.20	\$2,870.20
187	1001	78	\$6,396.43	\$3,198.22	\$3,198.22
188	1002	78	\$6,396.43	\$3,198.22	\$3,198.22
189	1003	78	\$6,396.43	\$3,198.22	\$3,198.22



**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION B**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,683,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT	2ND INSTALLMENT
				August 1, 2010	February 1, 2011
190	1104	64	\$5,248.36	\$2,624.18	\$2,624.18
191	1105	78	\$6,396.43	\$3,198.22	\$3,198.22
192	1106	78	\$6,396.43	\$3,198.22	\$3,198.22
193	1107	75	\$6,150.42	\$3,075.21	\$3,075.21
194	1108	70	\$5,740.39	\$2,870.20	\$2,870.20
195	1101	78	\$6,396.43	\$3,198.22	\$3,198.22
196	1102	78	\$6,396.43	\$3,198.22	\$3,198.22
197	1103	78	\$6,396.43	\$3,198.22	\$3,198.22
198	1204	102	\$8,364.57	\$4,182.29	\$4,182.29
199	1206	77	\$6,314.43	\$3,157.22	\$3,157.22
200	1207	103	\$8,446.57	\$4,223.29	\$4,223.29
201	1201	103	\$8,446.57	\$4,223.29	\$4,223.29
202	1202	77	\$6,314.43	\$3,157.22	\$3,157.22
203	1203	102	\$8,364.57	\$4,182.29	\$4,182.29
204	1404	102	\$8,364.57	\$4,182.29	\$4,182.29
205	1406	77	\$6,314.43	\$3,157.22	\$3,157.22
206	1407	103	\$8,446.57	\$4,223.29	\$4,223.29
207	1401	103	\$8,446.57	\$4,223.29	\$4,223.29
208	1402	77	\$6,314.43	\$3,157.22	\$3,157.22
209	1403	102	\$8,364.57	\$4,182.29	\$4,182.29
210	1503	110	\$9,020.61	\$4,510.31	\$4,510.31
211	1504	112	\$9,184.62	\$4,592.31	\$4,592.31
212	1501	112	\$9,184.62	\$4,592.31	\$4,592.31
213	1502	110	\$9,020.61	\$4,510.31	\$4,510.31
214	1603	110	\$9,020.61	\$4,510.31	\$4,510.31
215	1604	112	\$9,184.62	\$4,592.31	\$4,592.31
216	1601	112	\$9,184.62	\$4,592.31	\$4,592.31
217	1602	110	\$9,020.61	\$4,510.31	\$4,510.31
218	1703	110	\$9,020.61	\$4,510.31	\$4,510.31
219	1704	112	\$9,184.62	\$4,592.31	\$4,592.31
220	1701	112	\$9,184.62	\$4,592.31	\$4,592.31
221	1702	110	\$9,020.61	\$4,510.31	\$4,510.31
222	1803	110	\$9,020.61	\$4,510.31	\$4,510.31
223	1804	112	\$9,184.62	\$4,592.31	\$4,592.31
224	1801	112	\$9,184.62	\$4,592.31	\$4,592.31
225	1802	110	\$9,020.61	\$4,510.31	\$4,510.31
226	1903	110	\$9,020.61	\$4,510.31	\$4,510.31
227	1904	112	\$9,184.62	\$4,592.31	\$4,592.31
228	1901	112	\$9,184.62	\$4,592.31	\$4,592.31
229	1902	110	\$9,020.61	\$4,510.31	\$4,510.31
230	2002	125	\$10,250.69	\$5,125.35	\$5,125.35
231	2003	139	\$11,398.77	\$5,699.39	\$5,699.39
232	2001	139	\$11,398.77	\$5,699.39	\$5,699.39
233	2103	151	\$12,382.84	\$6,191.42	\$6,191.42
234	2104	147	\$12,054.82	\$6,027.41	\$6,027.41
235	2101	147	\$12,054.82	\$6,027.41	\$6,027.41
236	2102	151	\$12,382.84	\$6,191.42	\$6,191.42
<b>TOTALS</b>	<b>20523</b>		<b>\$1,682,999.79</b>	<b>\$841,499.90</b>	<b>\$841,499.90</b>

## Option B

**Table 2 – Phased Scope of Repairs**

Risk Level	Building Envelope Components	Deficiency Types	Construction Deficiencies	Maintenance	Ref
<b>WALLS AND GUARDWALLS</b>					
High	Brick veneer	Where missing or dislocated install new bricks and/or flashings below exhaust vents.	\$35,000		1.m and 1.r
High	Brick veneer	Exploratory openings in the brick veneer wall at three locations at the brick shelf-angle where signs of corrosion was previously observed.		\$5,000	1.j
High	Concrete walls	At the amenity building, and first three levels concrete walls of both Towers, route-out and sealed all cracks in the concrete walls.		\$50,000	1.b
High	Concrete walls	At the amenity building, and first three levels concrete walls of both Towers, re-coat the concrete walls.		\$100,000	1.c
High	Tower II- Suite # 303	At Tower II – Suite #303, Levelton recommends removing and replacing the interior gypsum board, poly vapour barrier, and fiber batt insulation at the exterior wall. Re-seal the windows to the installation angles.	\$40,000		7
<b>WINDOWS AND DOORS</b>					
High	Window operables	Replace all casement operables and corroded components.	\$560,000		2.i and 2.l
High	Window frame	Secure adequately the window with an improperly installed deflection head.	\$10,000		2.f
High	Doors	Re-Install the exposed doors with adequate detailing at the sill and provide overhead protection.	\$10,000		2.r
Moderate	Spandrel panels	Secure adequately the flashings at the spandrel panels.	Included in Item 2.i.		2.k
Moderate	Window flashings	Replace all corroded flashing fasteners.	Included in Item 2.i.		2.m
Moderate	Window flashings	Install new flashings where missing.	Included in Item 2.i.		2.n
Moderate	Window frames	Seal the gaps between the window frames.	Included in Item 2.i		2.g
Moderate	Windows weather-stripping	Cut the loose sections of weather-stripping at the window frame connections.	\$20,000		2.a
Moderate	Windows glazing tape	Remove and replace the deformed or missing exterior glazing tape.	\$60,000		2.b

## Option B

Risk Level	Building Envelope Components	Deficiency Types	Construction Deficiencies	Maintenance	Ref
WINDOWS AND DOORS					
Moderate	Windows glazing stop	Re-install glazing stops where missing or loose.	\$20,000		2.c
SEALANTS					
High	Sealants	Apply sealant between dissimilar materials where it is missing.	\$250,000		6.b and 4.d
Moderate	Sealants	Remove failed and damaged sealant joints between dissimilar materials and apply new sealant.	\$350,000		6.a
ROOFS					
High	Roofs	Apply waterproofing membrane where missing along the roof perimeter and at the doors sills.	\$10,000	\$10,000	4.c
TOTAL CONSTRUCTION COST			\$1,365,000	\$165,000	
ALLOWANCE FOR ACCESS: SET-UP COST (SWING STAGE, SCAFFOLDING, ACCESS PROTECTION WITH SAME ASSUMPTION)			\$15,000 per month		
ENGINEERING FEES			10% of total construction cost		
TOTAL COST ASSUMING A 9-MONTH CONSTRUCTION SCHEDULE			\$1,818,000		
SET-UP COST (SWING STAGE, SCAFFOLDING, ACCESS PROTECTION WITH SAME ASSUMPTION)			\$135,000		
TOTAL COST LESS SET-UP COST			\$1,683,000		

### **8.3 Option C Special Resolution by ¾ Vote - Approval to Undertake and Fund Building Repairs Via Special Levy of \$1,095,600**

WHEREAS The Owners, Strata Plan BCS 40 (the "Strata Corporation") will be undertaking remedial repairs (the "Repairs") in respect of numerous defects and deficiencies to the condominium development located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia, and known as "Mayfair Place", as required to correct the defects and deficiencies and all resultant damage (the "Deficiencies") identified in the End of Warranty Reports prepared by Levelton Engineering dated August 20, 2004 and March 11, 2007, the Building Envelope Condition Review prepared by Levelton Engineering dated January 30, 2009 and Levelton Engineering's December 11, 2009 Report;

AND WHEREAS the Strata Corporation has suffered damages as a result of the Deficiencies, confirmed by engineer reports, including Levelton Engineering's report dated December 11, 2009 (copy attached) and the Repairs to remediate **only the high risk items** as set out in the Attached Table 3 – High Risk Scope of Repairs as prepared by Levelton Engineering are estimated to cost \$1,095,600;

**1. BE IT RESOLVED by a ¾ vote, pursuant to the provisions of the Act and the associated regulations that the Strata Corporation is hereby duly and fully authorized to undertake the high risk Repairs.**

**2. BE IT FURTHER RESOLVED by a ¾ vote pursuant to section 108 of the Act that the Strata Corporation is hereby duly authorized to expend a sum of money not exceeding \$1,095,600 (One Million Ninety-Five Thousand Six Hundred Dollars) for the purpose of undertaking the high risk Repairs;**

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots as set out in the attached schedule.

The special levy set out herein is due and payable in two instalments of \$547,800 (five hundred forty-seven thousand eight hundred dollars) due August 1, 2010 and \$547,800 (five hundred forty-seven thousand eight hundred dollars) due February 1, 2011. Any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

Any owner who fails to make any payments in accordance with this resolution shall be assessed a fine of \$200.00. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually on any unpaid special levy from the date the special levy is due until the special levy is paid in full.

Pursuant to Section 108(5) and 108(6) of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

This special levy shall be considered as part of the common expenses of the Strata Corporation and Sections 116, 117 and 118 of the Act shall be applicable where an Owner fails to make the required payment as authorized by the passage of this 3/4 vote. The Strata Corporation may, under section 116 of the Act, register a Certificate of Lien against an Owner's strata lot for unpaid special levy and interest on the same.

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION C**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,095,600.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
1	205	81	\$4,324.10	\$2,162.05	\$2,162.05
2	206	78	\$4,163.95	\$2,081.98	\$2,081.98
3	207	77	\$4,110.57	\$2,055.29	\$2,055.29
4	208	70	\$3,736.88	\$1,868.44	\$1,868.44
5	201	80	\$4,270.72	\$2,135.36	\$2,135.36
6	202	78	\$4,163.95	\$2,081.98	\$2,081.98
7	203		\$0.00	\$0.00	\$0.00
8	304	65	\$3,469.96	\$1,734.98	\$1,734.98
9	305	80	\$4,270.72	\$2,135.36	\$2,135.36
10	306	78	\$4,163.95	\$2,081.98	\$2,081.98
11	307	77	\$4,110.57	\$2,055.29	\$2,055.29
12	308	70	\$3,736.88	\$1,868.44	\$1,868.44
13	301	80	\$4,270.72	\$2,135.36	\$2,135.36
14	302	78	\$4,163.95	\$2,081.98	\$2,081.98
15	303	80	\$4,270.72	\$2,135.36	\$2,135.36
16	404	65	\$3,469.96	\$1,734.98	\$1,734.98
17	405	78	\$4,163.95	\$2,081.98	\$2,081.98
18	406	78	\$4,163.95	\$2,081.98	\$2,081.98
19	407	75	\$4,003.80	\$2,001.90	\$2,001.90
20	408	70	\$3,736.88	\$1,868.44	\$1,868.44
21	401	79	\$4,217.34	\$2,108.67	\$2,108.67
22	402	78	\$4,163.95	\$2,081.98	\$2,081.98
23	403	78	\$4,163.95	\$2,081.98	\$2,081.98
24	504	65	\$3,469.96	\$1,734.98	\$1,734.98
25	505	78	\$4,163.95	\$2,081.98	\$2,081.98
26	506	78	\$4,163.95	\$2,081.98	\$2,081.98
27	507	75	\$4,003.80	\$2,001.90	\$2,001.90
28	508	70	\$3,736.88	\$1,868.44	\$1,868.44
29	501	79	\$4,217.34	\$2,108.67	\$2,108.67
30	502	78	\$4,163.95	\$2,081.98	\$2,081.98
31	503	78	\$4,163.95	\$2,081.98	\$2,081.98
32	604	65	\$3,469.96	\$1,734.98	\$1,734.98
33	605	78	\$4,163.95	\$2,081.98	\$2,081.98
34	606	78	\$4,163.95	\$2,081.98	\$2,081.98
35	607	75	\$4,003.80	\$2,001.90	\$2,001.90
36	608	70	\$3,736.88	\$1,868.44	\$1,868.44
37	601	79	\$4,217.34	\$2,108.67	\$2,108.67
38	602	78	\$4,163.95	\$2,081.98	\$2,081.98
39	603	78	\$4,163.95	\$2,081.98	\$2,081.98
40	704	65	\$3,469.96	\$1,734.98	\$1,734.98
41	705	78	\$4,163.95	\$2,081.98	\$2,081.98
42	706	78	\$4,163.95	\$2,081.98	\$2,081.98
43	707	75	\$4,003.80	\$2,001.90	\$2,001.90
44	708	70	\$3,736.88	\$1,868.44	\$1,868.44
45	701	79	\$4,217.34	\$2,108.67	\$2,108.67
46	702	78	\$4,163.95	\$2,081.98	\$2,081.98
47	703	78	\$4,163.95	\$2,081.98	\$2,081.98
48	804	65	\$3,469.96	\$1,734.98	\$1,734.98
49	805	78	\$4,163.95	\$2,081.98	\$2,081.98
50	806	78	\$4,163.95	\$2,081.98	\$2,081.98
51	807	75	\$4,003.80	\$2,001.90	\$2,001.90
52	808	70	\$3,736.88	\$1,868.44	\$1,868.44
53	801	79	\$4,217.34	\$2,108.67	\$2,108.67
54	802	78	\$4,163.95	\$2,081.98	\$2,081.98
55	803	78	\$4,163.95	\$2,081.98	\$2,081.98
56	904	65	\$3,469.96	\$1,734.98	\$1,734.98
57	905	78	\$4,163.95	\$2,081.98	\$2,081.98
58	906	78	\$4,163.95	\$2,081.98	\$2,081.98
59	907	75	\$4,003.80	\$2,001.90	\$2,001.90
60	908	70	\$3,736.88	\$1,868.44	\$1,868.44
61	901	79	\$4,217.34	\$2,108.67	\$2,108.67
62	902	78	\$4,163.95	\$2,081.98	\$2,081.98
63	903	78	\$4,163.95	\$2,081.98	\$2,081.98

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION C**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,095,600.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT	2ND INSTALLMENT
				August 1, 2010	February 1, 2011
64	1004	65	\$3,469.96	\$1,734.98	\$1,734.98
65	1005	78	\$4,163.95	\$2,081.98	\$2,081.98
66	1006	78	\$4,163.95	\$2,081.98	\$2,081.98
67	1007	75	\$4,003.80	\$2,001.90	\$2,001.90
68	1008	70	\$3,736.88	\$1,868.44	\$1,868.44
69	1001	79	\$4,217.34	\$2,108.67	\$2,108.67
70	1002	78	\$4,163.95	\$2,081.98	\$2,081.98
71	1003	78	\$4,163.95	\$2,081.98	\$2,081.98
72	1104	65	\$3,469.96	\$1,734.98	\$1,734.98
73	1105	78	\$4,163.95	\$2,081.98	\$2,081.98
74	1106	78	\$4,163.95	\$2,081.98	\$2,081.98
75	1107	75	\$4,003.80	\$2,001.90	\$2,001.90
76	1108	70	\$3,736.88	\$1,868.44	\$1,868.44
77	1101	79	\$4,217.34	\$2,108.67	\$2,108.67
78	1102	78	\$4,163.95	\$2,081.98	\$2,081.98
79	1103	78	\$4,163.95	\$2,081.98	\$2,081.98
80	1204	102	\$5,445.17	\$2,722.59	\$2,722.59
81	1206	77	\$4,110.57	\$2,055.29	\$2,055.29
82	1207	103	\$5,498.55	\$2,749.28	\$2,749.28
83	1201	103	\$5,498.55	\$2,749.28	\$2,749.28
84	1202	77	\$4,110.57	\$2,055.29	\$2,055.29
85	1203	102	\$5,445.17	\$2,722.59	\$2,722.59
86	1404	102	\$5,445.17	\$2,722.59	\$2,722.59
87	1406	77	\$4,110.57	\$2,055.29	\$2,055.29
88	1407	103	\$5,498.55	\$2,749.28	\$2,749.28
89	1401	103	\$5,498.55	\$2,749.28	\$2,749.28
90	1402	77	\$4,110.57	\$2,055.29	\$2,055.29
91	1403	102	\$5,445.17	\$2,722.59	\$2,722.59
92	1503	110	\$5,872.24	\$2,936.12	\$2,936.12
93	1504	112	\$5,979.01	\$2,989.51	\$2,989.51
94	1501	112	\$5,979.01	\$2,989.51	\$2,989.51
95	1502	110	\$5,872.24	\$2,936.12	\$2,936.12
96	1603	110	\$5,872.24	\$2,936.12	\$2,936.12
97	1604	112	\$5,979.01	\$2,989.51	\$2,989.51
98	1601	112	\$5,979.01	\$2,989.51	\$2,989.51
99	1602	110	\$5,872.24	\$2,936.12	\$2,936.12
100	1703	110	\$5,872.24	\$2,936.12	\$2,936.12
101	1704	112	\$5,979.01	\$2,989.51	\$2,989.51
102	1701	112	\$5,979.01	\$2,989.51	\$2,989.51
103	1702	110	\$5,872.24	\$2,936.12	\$2,936.12
104	1803	110	\$5,872.24	\$2,936.12	\$2,936.12
105	1804	112	\$5,979.01	\$2,989.51	\$2,989.51
106	1801	112	\$5,979.01	\$2,989.51	\$2,989.51
107	1802	110	\$5,872.24	\$2,936.12	\$2,936.12
108	1903	110	\$5,872.24	\$2,936.12	\$2,936.12
109	1904	112	\$5,979.01	\$2,989.51	\$2,989.51
110	1901	112	\$5,979.01	\$2,989.51	\$2,989.51
111	1902	110	\$5,872.24	\$2,936.12	\$2,936.12
112	2002	126	\$6,726.39	\$3,363.20	\$3,363.20
113	2003	139	\$7,420.38	\$3,710.19	\$3,710.19
114	2001	139	\$7,420.38	\$3,710.19	\$3,710.19
115	2103	152	\$8,114.37	\$4,057.19	\$4,057.19
116	2104	147	\$7,847.45	\$3,923.73	\$3,923.73
117	2101	148	\$7,900.83	\$3,950.42	\$3,950.42
118	2102	153	\$8,167.75	\$4,083.88	\$4,083.88
119	205	81	\$4,324.10	\$2,162.05	\$2,162.05
120	206	78	\$4,163.95	\$2,081.98	\$2,081.98
121	207	77	\$4,110.57	\$2,055.29	\$2,055.29
122	208	70	\$3,736.88	\$1,868.44	\$1,868.44
123	201	80	\$4,270.72	\$2,135.36	\$2,135.36
124	202	78	\$4,163.95	\$2,081.98	\$2,081.98
125	203	81	\$4,324.10	\$2,162.05	\$2,162.05
126	304	64	\$3,416.58	\$1,708.29	\$1,708.29

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION C**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,095,600.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
127	305	80	\$4,270.72	\$2,135.36	\$2,135.36
128	306	78	\$4,163.95	\$2,081.98	\$2,081.98
129	307	77	\$4,110.57	\$2,055.29	\$2,055.29
130	308	70	\$3,736.88	\$1,868.44	\$1,868.44
131	301	80	\$4,270.72	\$2,135.36	\$2,135.36
132	302	78	\$4,163.95	\$2,081.98	\$2,081.98
133	303	80	\$4,270.72	\$2,135.36	\$2,135.36
134	404	64	\$3,416.58	\$1,708.29	\$1,708.29
135	405	78	\$4,163.95	\$2,081.98	\$2,081.98
136	406	78	\$4,163.95	\$2,081.98	\$2,081.98
137	407	75	\$4,003.80	\$2,001.90	\$2,001.90
138	408	70	\$3,736.88	\$1,868.44	\$1,868.44
139	401	78	\$4,163.95	\$2,081.98	\$2,081.98
140	402	78	\$4,163.95	\$2,081.98	\$2,081.98
141	403	78	\$4,163.95	\$2,081.98	\$2,081.98
142	504	64	\$3,416.58	\$1,708.29	\$1,708.29
143	505	78	\$4,163.95	\$2,081.98	\$2,081.98
144	506	78	\$4,163.95	\$2,081.98	\$2,081.98
145	507	75	\$4,003.80	\$2,001.90	\$2,001.90
146	508	70	\$3,736.88	\$1,868.44	\$1,868.44
147	501	78	\$4,163.95	\$2,081.98	\$2,081.98
148	502	78	\$4,163.95	\$2,081.98	\$2,081.98
149	503	78	\$4,163.95	\$2,081.98	\$2,081.98
150	604	64	\$3,416.58	\$1,708.29	\$1,708.29
151	605	78	\$4,163.95	\$2,081.98	\$2,081.98
152	606	78	\$4,163.95	\$2,081.98	\$2,081.98
153	607	75	\$4,003.80	\$2,001.90	\$2,001.90
154	608	70	\$3,736.88	\$1,868.44	\$1,868.44
155	601	78	\$4,163.95	\$2,081.98	\$2,081.98
156	602	78	\$4,163.95	\$2,081.98	\$2,081.98
157	603	78	\$4,163.95	\$2,081.98	\$2,081.98
158	704	64	\$3,416.58	\$1,708.29	\$1,708.29
159	705	78	\$4,163.95	\$2,081.98	\$2,081.98
160	706	78	\$4,163.95	\$2,081.98	\$2,081.98
161	707	75	\$4,003.80	\$2,001.90	\$2,001.90
162	708	70	\$3,736.88	\$1,868.44	\$1,868.44
163	701	78	\$4,163.95	\$2,081.98	\$2,081.98
164	702	78	\$4,163.95	\$2,081.98	\$2,081.98
165	703	78	\$4,163.95	\$2,081.98	\$2,081.98
166	804	64	\$3,416.58	\$1,708.29	\$1,708.29
167	805	78	\$4,163.95	\$2,081.98	\$2,081.98
168	806	78	\$4,163.95	\$2,081.98	\$2,081.98
169	807	75	\$4,003.80	\$2,001.90	\$2,001.90
170	808	70	\$3,736.88	\$1,868.44	\$1,868.44
171	801	78	\$4,163.95	\$2,081.98	\$2,081.98
172	802	78	\$4,163.95	\$2,081.98	\$2,081.98
173	803	78	\$4,163.95	\$2,081.98	\$2,081.98
174	904	64	\$3,416.58	\$1,708.29	\$1,708.29
175	905	78	\$4,163.95	\$2,081.98	\$2,081.98
176	906	78	\$4,163.95	\$2,081.98	\$2,081.98
177	907	75	\$4,003.80	\$2,001.90	\$2,001.90
178	908	70	\$3,736.88	\$1,868.44	\$1,868.44
179	901	78	\$4,163.95	\$2,081.98	\$2,081.98
180	902	78	\$4,163.95	\$2,081.98	\$2,081.98
181	903	78	\$4,163.95	\$2,081.98	\$2,081.98
182	1004	64	\$3,416.58	\$1,708.29	\$1,708.29
183	1005	78	\$4,163.95	\$2,081.98	\$2,081.98
184	1006	78	\$4,163.95	\$2,081.98	\$2,081.98
185	1007	75	\$4,003.80	\$2,001.90	\$2,001.90
186	1008	70	\$3,736.88	\$1,868.44	\$1,868.44
187	1001	78	\$4,163.95	\$2,081.98	\$2,081.98
188	1002	78	\$4,163.95	\$2,081.98	\$2,081.98
189	1003	78	\$4,163.95	\$2,081.98	\$2,081.98

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**BUILDING REPAIR LEVY - OPTION C**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,095,600.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
190	1104	64	\$3,416.58	\$1,708.29	\$1,708.29
191	1105	78	\$4,163.95	\$2,081.98	\$2,081.98
192	1106	78	\$4,163.95	\$2,081.98	\$2,081.98
193	1107	75	\$4,003.80	\$2,001.90	\$2,001.90
194	1108	70	\$3,736.88	\$1,868.44	\$1,868.44
195	1101	78	\$4,163.95	\$2,081.98	\$2,081.98
196	1102	78	\$4,163.95	\$2,081.98	\$2,081.98
197	1103	78	\$4,163.95	\$2,081.98	\$2,081.98
198	1204	102	\$5,445.17	\$2,722.59	\$2,722.59
199	1206	77	\$4,110.57	\$2,055.29	\$2,055.29
200	1207	103	\$5,498.55	\$2,749.28	\$2,749.28
201	1201	103	\$5,498.55	\$2,749.28	\$2,749.28
202	1202	77	\$4,110.57	\$2,055.29	\$2,055.29
203	1203	102	\$5,445.17	\$2,722.59	\$2,722.59
204	1404	102	\$5,445.17	\$2,722.59	\$2,722.59
205	1406	77	\$4,110.57	\$2,055.29	\$2,055.29
206	1407	103	\$5,498.55	\$2,749.28	\$2,749.28
207	1401	103	\$5,498.55	\$2,749.28	\$2,749.28
208	1402	77	\$4,110.57	\$2,055.29	\$2,055.29
209	1403	102	\$5,445.17	\$2,722.59	\$2,722.59
210	1503	110	\$5,872.24	\$2,936.12	\$2,936.12
211	1504	112	\$5,979.01	\$2,989.51	\$2,989.51
212	1501	112	\$5,979.01	\$2,989.51	\$2,989.51
213	1502	110	\$5,872.24	\$2,936.12	\$2,936.12
214	1603	110	\$5,872.24	\$2,936.12	\$2,936.12
215	1604	112	\$5,979.01	\$2,989.51	\$2,989.51
216	1601	112	\$5,979.01	\$2,989.51	\$2,989.51
217	1602	110	\$5,872.24	\$2,936.12	\$2,936.12
218	1703	110	\$5,872.24	\$2,936.12	\$2,936.12
219	1704	112	\$5,979.01	\$2,989.51	\$2,989.51
220	1701	112	\$5,979.01	\$2,989.51	\$2,989.51
221	1702	110	\$5,872.24	\$2,936.12	\$2,936.12
222	1803	110	\$5,872.24	\$2,936.12	\$2,936.12
223	1804	112	\$5,979.01	\$2,989.51	\$2,989.51
224	1801	112	\$5,979.01	\$2,989.51	\$2,989.51
225	1802	110	\$5,872.24	\$2,936.12	\$2,936.12
226	1903	110	\$5,872.24	\$2,936.12	\$2,936.12
227	1904	112	\$5,979.01	\$2,989.51	\$2,989.51
228	1901	112	\$5,979.01	\$2,989.51	\$2,989.51
229	1902	110	\$5,872.24	\$2,936.12	\$2,936.12
230	2002	125	\$6,673.00	\$3,336.50	\$3,336.50
231	2003	139	\$7,420.38	\$3,710.19	\$3,710.19
232	2001	139	\$7,420.38	\$3,710.19	\$3,710.19
233	2103	151	\$8,060.99	\$4,030.50	\$4,030.50
234	2104	147	\$7,847.45	\$3,923.73	\$3,923.73
235	2101	147	\$7,847.45	\$3,923.73	\$3,923.73
236	2102	151	\$8,060.99	\$4,030.50	\$4,030.50
<b>TOTALS</b>	<b>20523</b>		<b>\$1,095,599.83</b>	<b>\$547,799.91</b>	<b>\$547,799.91</b>





# Option C

## Table 3 – High Risk Scope of Repairs

Risk Level	Building Envelope Components	Deficiency Types	Construction Deficiencies	Maintenance	Ref
<b>WALLS AND GUARDWALLS</b>					
High	Brick veneer	Where missing or dislocated install new bricks and/or flashings below exhaust vents.	\$35,000		1.m and 1.r
High	Brick veneer	Exploratory openings in the brick veneer wall at three locations at the brick shelf-angle where signs of corrosion was previously observed.		\$5,000	1.j
High	Concrete walls	At the amenity building, and first three levels concrete walls of both Towers, route-out and sealed all cracks in the concrete walls.		\$50,000	1.b
High	Concrete walls	At the amenity building, and first three levels concrete walls of both Towers, re-coat the concrete walls.		\$100,000	1.c
High	Tower II- Suite # 303	At Tower II – Suite #303, Levelton recommends removing and replacing the interior gypsum board, poly vapour barrier, and fiber batt insulation at the exterior wall. Re-seal the windows to the installation angles.	\$40,000		7
<b>WINDOWS AND DOORS*</b>					
*It should be noted that a significant portion of the moderate risk items shown on Table 2, are related to the high risk items and would be cost effective to address both items at the same time.					
High	Window operables	Replace all casement operables and corroded components.	\$476,000		2.i and 2.l
High	Window frame	Secure adequately the window with an improperly installed deflection head.	\$10,000		2.f
High	Doors	Re-install the exposed doors with adequate detailing at the sill and provide overhead protection.	\$10,000		2.r

# Option C

Risk Level	Building Envelope Components	Deficiency Types	Construction Deficiencies	Maintenance	Ref
SEALANTS					
	Sealants	Apply sealant between dissimilar materials where it is missing.	\$250,000		6.b and 4.d
ROOFS					
	Roofs	Apply waterproofing membrane where missing along the roof perimeter and at the doors sills.	\$10,000	\$10,000	4.c
TOTAL CONSTRUCTION COST			\$831,000	\$165,000	
ALLOWANCE FOR ACCESS: SET-UP COST (SWING STAGE, SCAFFOLDING, ACCESS PROTECTION WITH SAME ASSUMPTION)			\$15,000 per month		
ENGINEERING FEES			10% of total construction cost		
TOTAL COST ASSUMING A 8-MONTH CONSTRUCTION SCHEDULE			\$1,215,600		
SET-UP COST (SWING STAGE, SCAFFOLDING, ACCESS PROTECTION WITH SAME ASSUMPTION)			\$120,000		
TOTAL COST LESS SET-UP COST			\$1,095,600		

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**PROXY APPOINTMENT**  
*(Section 56)*

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Re: Strata Lot \_\_\_\_\_ of Strata Plan \_\_\_\_\_ BCS 40 \_\_\_\_\_

I/We, \_\_\_\_\_, the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy at the annual general meeting to be held on Saturday, May 29, 2010.

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee





June 4, 2010

**ALL OWNERS**  
**STRATA PLAN BCS 40**  
**"Mayfair Place"**  
7368 & 7388 Sandborne Avenue  
Burnaby, BC

**SPECIAL LEVY**  
**EFFECTIVE MAY 29, 2010**

Further to the Special General Meeting, held May 29, 2010, please be advised that the Special Levy has been approved and is therefore due and payable as per the attached Schedule.

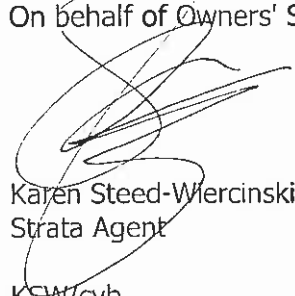
Your cheques should be made payable to "OWNERS' STRATA PLAN BCS 40" with your strata lot number quoted on the bottom left side and forwarded to our office.

Please be advised that pre-authorized payments cannot be used to pay special levies.

Should you require any assistance, or have any questions in this regard, please do not hesitate to contact myself or Susan Chong.

Yours truly,

Ascent Real Estate Management Corporation  
Managing Agents  
On behalf of Owners' Strata Plan BCS 40



Karen Steed-Wiercinski  
Strata Agent

KSW/cvb

Enclosure

cc: Susan Chong, Strata Accountant

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED BUILDING REPAIR LEVY**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,683,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
1	205	81	\$6,642.45	\$3,321.23	\$3,321.23
2	206	78	\$6,396.43	\$3,198.22	\$3,198.22
3	207	77	\$6,314.43	\$3,157.22	\$3,157.22
4	208	70	\$5,740.39	\$2,870.20	\$2,870.20
5	201	80	\$6,560.44	\$3,280.22	\$3,280.22
6	202	78	\$6,396.43	\$3,198.22	\$3,198.22
7	203		\$0.00	\$0.00	\$0.00
8	304	65	\$5,330.36	\$2,665.18	\$2,665.18
9	305	80	\$6,560.44	\$3,280.22	\$3,280.22
10	306	78	\$6,396.43	\$3,198.22	\$3,198.22
11	307	77	\$6,314.43	\$3,157.22	\$3,157.22
12	308	70	\$5,740.39	\$2,870.20	\$2,870.20
13	301	80	\$6,560.44	\$3,280.22	\$3,280.22
14	302	78	\$6,396.43	\$3,198.22	\$3,198.22
15	303	80	\$6,560.44	\$3,280.22	\$3,280.22
16	404	65	\$5,330.36	\$2,665.18	\$2,665.18
17	405	78	\$6,396.43	\$3,198.22	\$3,198.22
18	406	78	\$6,396.43	\$3,198.22	\$3,198.22
19	407	75	\$6,150.42	\$3,075.21	\$3,075.21
20	408	70	\$5,740.39	\$2,870.20	\$2,870.20
21	401	79	\$6,478.44	\$3,239.22	\$3,239.22
22	402	78	\$6,396.43	\$3,198.22	\$3,198.22
23	403	78	\$6,396.43	\$3,198.22	\$3,198.22
24	504	65	\$5,330.36	\$2,665.18	\$2,665.18
25	505	78	\$6,396.43	\$3,198.22	\$3,198.22
26	506	78	\$6,396.43	\$3,198.22	\$3,198.22
27	507	75	\$6,150.42	\$3,075.21	\$3,075.21
28	508	70	\$5,740.39	\$2,870.20	\$2,870.20
29	501	79	\$6,478.44	\$3,239.22	\$3,239.22
30	502	78	\$6,396.43	\$3,198.22	\$3,198.22
31	503	78	\$6,396.43	\$3,198.22	\$3,198.22
32	604	65	\$5,330.36	\$2,665.18	\$2,665.18
33	605	78	\$6,396.43	\$3,198.22	\$3,198.22
34	606	78	\$6,396.43	\$3,198.22	\$3,198.22
35	607	75	\$6,150.42	\$3,075.21	\$3,075.21
36	608	70	\$5,740.39	\$2,870.20	\$2,870.20
37	601	79	\$6,478.44	\$3,239.22	\$3,239.22
38	602	78	\$6,396.43	\$3,198.22	\$3,198.22
39	603	78	\$6,396.43	\$3,198.22	\$3,198.22
40	704	65	\$5,330.36	\$2,665.18	\$2,665.18
41	705	78	\$6,396.43	\$3,198.22	\$3,198.22
42	706	78	\$6,396.43	\$3,198.22	\$3,198.22
43	707	75	\$6,150.42	\$3,075.21	\$3,075.21
44	708	70	\$5,740.39	\$2,870.20	\$2,870.20
45	701	79	\$6,478.44	\$3,239.22	\$3,239.22
46	702	78	\$6,396.43	\$3,198.22	\$3,198.22
47	703	78	\$6,396.43	\$3,198.22	\$3,198.22
48	804	65	\$5,330.36	\$2,665.18	\$2,665.18
49	805	78	\$6,396.43	\$3,198.22	\$3,198.22
50	806	78	\$6,396.43	\$3,198.22	\$3,198.22
51	807	75	\$6,150.42	\$3,075.21	\$3,075.21
52	808	70	\$5,740.39	\$2,870.20	\$2,870.20
53	801	79	\$6,478.44	\$3,239.22	\$3,239.22
54	802	78	\$6,396.43	\$3,198.22	\$3,198.22
55	803	78	\$6,396.43	\$3,198.22	\$3,198.22
56	904	65	\$5,330.36	\$2,665.18	\$2,665.18
57	905	78	\$6,396.43	\$3,198.22	\$3,198.22
58	906	78	\$6,396.43	\$3,198.22	\$3,198.22
59	907	75	\$6,150.42	\$3,075.21	\$3,075.21
60	908	70	\$5,740.39	\$2,870.20	\$2,870.20
61	901	79	\$6,478.44	\$3,239.22	\$3,239.22
62	902	78	\$6,396.43	\$3,198.22	\$3,198.22

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED BUILDING REPAIR LEVY**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,683,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
63	903	78	\$6,396.43	\$3,198.22	\$3,198.22
64	1004	65	\$5,330.36	\$2,665.18	\$2,665.18
65	1005	78	\$6,396.43	\$3,198.22	\$3,198.22
66	1006	78	\$6,396.43	\$3,198.22	\$3,198.22
67	1007	75	\$6,150.42	\$3,075.21	\$3,075.21
68	1008	70	\$5,740.39	\$2,870.20	\$2,870.20
69	1001	79	\$6,478.44	\$3,239.22	\$3,239.22
70	1002	78	\$6,396.43	\$3,198.22	\$3,198.22
71	1003	78	\$6,396.43	\$3,198.22	\$3,198.22
72	1104	65	\$5,330.36	\$2,665.18	\$2,665.18
73	1105	78	\$6,396.43	\$3,198.22	\$3,198.22
74	1106	78	\$6,396.43	\$3,198.22	\$3,198.22
75	1107	75	\$6,150.42	\$3,075.21	\$3,075.21
76	1108	70	\$5,740.39	\$2,870.20	\$2,870.20
77	1101	79	\$6,478.44	\$3,239.22	\$3,239.22
78	1102	78	\$6,396.43	\$3,198.22	\$3,198.22
79	1103	78	\$6,396.43	\$3,198.22	\$3,198.22
80	1204	102	\$8,364.57	\$4,182.29	\$4,182.29
81	1206	77	\$6,314.43	\$3,157.22	\$3,157.22
82	1207	103	\$8,446.57	\$4,223.29	\$4,223.29
83	1201	103	\$8,446.57	\$4,223.29	\$4,223.29
84	1202	77	\$6,314.43	\$3,157.22	\$3,157.22
85	1203	102	\$8,364.57	\$4,182.29	\$4,182.29
86	1404	102	\$8,364.57	\$4,182.29	\$4,182.29
87	1406	77	\$6,314.43	\$3,157.22	\$3,157.22
88	1407	103	\$8,446.57	\$4,223.29	\$4,223.29
89	1401	103	\$8,446.57	\$4,223.29	\$4,223.29
90	1402	77	\$6,314.43	\$3,157.22	\$3,157.22
91	1403	102	\$8,364.57	\$4,182.29	\$4,182.29
92	1503	110	\$9,020.61	\$4,510.31	\$4,510.31
93	1504	112	\$9,184.62	\$4,592.31	\$4,592.31
94	1501	112	\$9,184.62	\$4,592.31	\$4,592.31
95	1502	110	\$9,020.61	\$4,510.31	\$4,510.31
96	1603	110	\$9,020.61	\$4,510.31	\$4,510.31
97	1604	112	\$9,184.62	\$4,592.31	\$4,592.31
98	1601	112	\$9,184.62	\$4,592.31	\$4,592.31
99	1602	110	\$9,020.61	\$4,510.31	\$4,510.31
100	1703	110	\$9,020.61	\$4,510.31	\$4,510.31
101	1704	112	\$9,184.62	\$4,592.31	\$4,592.31
102	1701	112	\$9,184.62	\$4,592.31	\$4,592.31
103	1702	110	\$9,020.61	\$4,510.31	\$4,510.31
104	1803	110	\$9,020.61	\$4,510.31	\$4,510.31
105	1804	112	\$9,184.62	\$4,592.31	\$4,592.31
106	1801	112	\$9,184.62	\$4,592.31	\$4,592.31
107	1802	110	\$9,020.61	\$4,510.31	\$4,510.31
108	1903	110	\$9,020.61	\$4,510.31	\$4,510.31
109	1904	112	\$9,184.62	\$4,592.31	\$4,592.31
110	1901	112	\$9,184.62	\$4,592.31	\$4,592.31
111	1902	110	\$9,020.61	\$4,510.31	\$4,510.31
112	2002	126	\$10,332.70	\$5,166.35	\$5,166.35
113	2003	139	\$11,398.77	\$5,699.39	\$5,699.39
114	2001	139	\$11,398.77	\$5,699.39	\$5,699.39
115	2103	152	\$12,464.84	\$6,232.42	\$6,232.42
116	2104	147	\$12,054.82	\$6,027.41	\$6,027.41
117	2101	148	\$12,136.82	\$6,068.41	\$6,068.41
118	2102	153	\$12,546.85	\$6,273.43	\$6,273.43
119	205	81	\$6,642.45	\$3,321.23	\$3,321.23
120	206	78	\$6,396.43	\$3,198.22	\$3,198.22
121	207	77	\$6,314.43	\$3,157.22	\$3,157.22
122	208	70	\$5,740.39	\$2,870.20	\$2,870.20
123	201	80	\$6,560.44	\$3,280.22	\$3,280.22
124	202	78	\$6,396.43	\$3,198.22	\$3,198.22

**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED BUILDING REPAIR LEVY**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,683,000.00

S.L.#	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
125	203	81	\$6,642.45	\$3,321.23	\$3,321.23
126	304	64	\$5,248.36	\$2,624.18	\$2,624.18
127	305	80	\$6,560.44	\$3,280.22	\$3,280.22
128	306	78	\$6,396.43	\$3,198.22	\$3,198.22
129	307	77	\$6,314.43	\$3,157.22	\$3,157.22
130	308	70	\$5,740.39	\$2,870.20	\$2,870.20
131	301	80	\$6,560.44	\$3,280.22	\$3,280.22
132	302	78	\$6,396.43	\$3,198.22	\$3,198.22
133	303	80	\$6,560.44	\$3,280.22	\$3,280.22
134	404	64	\$5,248.36	\$2,624.18	\$2,624.18
135	405	78	\$6,396.43	\$3,198.22	\$3,198.22
136	406	78	\$6,396.43	\$3,198.22	\$3,198.22
137	407	75	\$6,150.42	\$3,075.21	\$3,075.21
138	408	70	\$5,740.39	\$2,870.20	\$2,870.20
139	401	78	\$6,396.43	\$3,198.22	\$3,198.22
140	402	78	\$6,396.43	\$3,198.22	\$3,198.22
141	403	78	\$6,396.43	\$3,198.22	\$3,198.22
142	504	64	\$5,248.36	\$2,624.18	\$2,624.18
143	505	78	\$6,396.43	\$3,198.22	\$3,198.22
144	506	78	\$6,396.43	\$3,198.22	\$3,198.22
145	507	75	\$6,150.42	\$3,075.21	\$3,075.21
146	508	70	\$5,740.39	\$2,870.20	\$2,870.20
147	501	78	\$6,396.43	\$3,198.22	\$3,198.22
148	502	78	\$6,396.43	\$3,198.22	\$3,198.22
149	503	78	\$6,396.43	\$3,198.22	\$3,198.22
150	604	64	\$5,248.36	\$2,624.18	\$2,624.18
151	605	78	\$6,396.43	\$3,198.22	\$3,198.22
152	606	78	\$6,396.43	\$3,198.22	\$3,198.22
153	607	75	\$6,150.42	\$3,075.21	\$3,075.21
154	608	70	\$5,740.39	\$2,870.20	\$2,870.20
155	601	78	\$6,396.43	\$3,198.22	\$3,198.22
156	602	78	\$6,396.43	\$3,198.22	\$3,198.22
157	603	78	\$6,396.43	\$3,198.22	\$3,198.22
158	704	64	\$5,248.36	\$2,624.18	\$2,624.18
159	705	78	\$6,396.43	\$3,198.22	\$3,198.22
160	706	78	\$6,396.43	\$3,198.22	\$3,198.22
161	707	75	\$6,150.42	\$3,075.21	\$3,075.21
162	708	70	\$5,740.39	\$2,870.20	\$2,870.20
163	701	78	\$6,396.43	\$3,198.22	\$3,198.22
164	702	78	\$6,396.43	\$3,198.22	\$3,198.22
165	703	78	\$6,396.43	\$3,198.22	\$3,198.22
166	804	64	\$5,248.36	\$2,624.18	\$2,624.18
167	805	78	\$6,396.43	\$3,198.22	\$3,198.22
168	806	78	\$6,396.43	\$3,198.22	\$3,198.22
169	807	75	\$6,150.42	\$3,075.21	\$3,075.21
170	808	70	\$5,740.39	\$2,870.20	\$2,870.20
171	801	78	\$6,396.43	\$3,198.22	\$3,198.22
172	802	78	\$6,396.43	\$3,198.22	\$3,198.22
173	803	78	\$6,396.43	\$3,198.22	\$3,198.22
174	904	64	\$5,248.36	\$2,624.18	\$2,624.18
175	905	78	\$6,396.43	\$3,198.22	\$3,198.22
176	906	78	\$6,396.43	\$3,198.22	\$3,198.22
177	907	75	\$6,150.42	\$3,075.21	\$3,075.21
178	908	70	\$5,740.39	\$2,870.20	\$2,870.20
179	901	78	\$6,396.43	\$3,198.22	\$3,198.22
180	902	78	\$6,396.43	\$3,198.22	\$3,198.22
181	903	78	\$6,396.43	\$3,198.22	\$3,198.22
182	1004	64	\$5,248.36	\$2,624.18	\$2,624.18
183	1005	78	\$6,396.43	\$3,198.22	\$3,198.22
184	1006	78	\$6,396.43	\$3,198.22	\$3,198.22
185	1007	75	\$6,150.42	\$3,075.21	\$3,075.21
186	1008	70	\$5,740.39	\$2,870.20	\$2,870.20



**STRATA PLAN - BCS40**  
**MAYFAIR PLACE**  
**APPROVED BUILDING REPAIR LEVY**  
**DUE ON MAY 29, 2010**  
**PAY BY 2 INSTALLMENTS ON AUGUST 1, 2010 AND FEBRUARY 1, 2011**

LEVY AMOUNT

1,683,000.00

S.L. #	UNIT #	U/E	LEVY AMOUNT	1ST INSTALLMENT August 1, 2010	2ND INSTALLMENT February 1, 2011
187	1001	78	\$6,396.43	\$3,198.22	\$3,198.22
188	1002	78	\$6,396.43	\$3,198.22	\$3,198.22
189	1003	78	\$6,396.43	\$3,198.22	\$3,198.22
190	1104	64	\$5,248.36	\$2,624.18	\$2,624.18
191	1105	78	\$6,396.43	\$3,198.22	\$3,198.22
192	1106	78	\$6,396.43	\$3,198.22	\$3,198.22
193	1107	75	\$6,150.42	\$3,075.21	\$3,075.21
194	1108	70	\$5,740.39	\$2,870.20	\$2,870.20
195	1101	78	\$6,396.43	\$3,198.22	\$3,198.22
196	1102	78	\$6,396.43	\$3,198.22	\$3,198.22
197	1103	78	\$6,396.43	\$3,198.22	\$3,198.22
198	1204	102	\$8,364.57	\$4,182.29	\$4,182.29
199	1206	77	\$6,314.43	\$3,157.22	\$3,157.22
200	1207	103	\$8,446.57	\$4,223.29	\$4,223.29
201	1201	103	\$8,446.57	\$4,223.29	\$4,223.29
202	1202	77	\$6,314.43	\$3,157.22	\$3,157.22
203	1203	102	\$8,364.57	\$4,182.29	\$4,182.29
204	1404	102	\$8,364.57	\$4,182.29	\$4,182.29
205	1406	77	\$6,314.43	\$3,157.22	\$3,157.22
206	1407	103	\$8,446.57	\$4,223.29	\$4,223.29
207	1401	103	\$8,446.57	\$4,223.29	\$4,223.29
208	1402	77	\$6,314.43	\$3,157.22	\$3,157.22
209	1403	102	\$8,364.57	\$4,182.29	\$4,182.29
210	1503	110	\$9,020.61	\$4,510.31	\$4,510.31
211	1504	112	\$9,184.62	\$4,592.31	\$4,592.31
212	1501	112	\$9,184.62	\$4,592.31	\$4,592.31
213	1502	110	\$9,020.61	\$4,510.31	\$4,510.31
214	1603	110	\$9,020.61	\$4,510.31	\$4,510.31
215	1604	112	\$9,184.62	\$4,592.31	\$4,592.31
216	1601	112	\$9,184.62	\$4,592.31	\$4,592.31
217	1602	110	\$9,020.61	\$4,510.31	\$4,510.31
218	1703	110	\$9,020.61	\$4,510.31	\$4,510.31
219	1704	112	\$9,184.62	\$4,592.31	\$4,592.31
220	1701	112	\$9,184.62	\$4,592.31	\$4,592.31
221	1702	110	\$9,020.61	\$4,510.31	\$4,510.31
222	1803	110	\$9,020.61	\$4,510.31	\$4,510.31
223	1804	112	\$9,184.62	\$4,592.31	\$4,592.31
224	1801	112	\$9,184.62	\$4,592.31	\$4,592.31
225	1802	110	\$9,020.61	\$4,510.31	\$4,510.31
226	1903	110	\$9,020.61	\$4,510.31	\$4,510.31
227	1904	112	\$9,184.62	\$4,592.31	\$4,592.31
228	1901	112	\$9,184.62	\$4,592.31	\$4,592.31
229	1902	110	\$9,020.61	\$4,510.31	\$4,510.31
230	2002	125	\$10,250.69	\$5,125.35	\$5,125.35
231	2003	139	\$11,398.77	\$5,699.39	\$5,699.39
232	2001	139	\$11,398.77	\$5,699.39	\$5,699.39
233	2103	151	\$12,382.84	\$6,191.42	\$6,191.42
234	2104	147	\$12,054.82	\$6,027.41	\$6,027.41
235	2101	147	\$12,054.82	\$6,027.41	\$6,027.41
236	2102	151	\$12,382.84	\$6,191.42	\$6,191.42
<b>TOTALS</b>		<b>20523</b>	<b>\$1,682,999.79</b>	<b>\$841,499.90</b>	<b>\$841,499.90</b>



**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN BCS 40 – "MAYFAIR PLACE"  
7368/7388 SANDBORNE AVENUE, BURNABY, BC**

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Held Wednesday, June 2, 2010 at 7:00 p.m.

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<b>PRESENT:</b>	Darren Miller Kelly Kong Beth Molitor	President Vice President
<b>REGRETS:</b>	Mabel Pernia Will Yang	Secretary/Treasurer

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**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**NEW BUSINESS**

1. It was MOVED, SECONDED, and CARRIED to call a Special General Meeting June 26, 2010 to address a  $\frac{3}{4}$  Resolution to raise funds in the amount of \$1,200,000.00 to fund legal fees to continue with the strata corporation's law suit against the developer and sub-contractors and the levy to be payable in four equal instalments on August 1, 2010, April 1, 2011, December 1, 2011, and August 1, 2012.

**ADJOURNMENT**

The meeting adjourned at 7:30 p.m.

**NEXT MEETING**

The next Strata Council meeting will be held Wednesday, June 16, 2010 at 7:00 p.m.

Your Strata Council.

**PLEASE NOTE**

If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of strata council meeting minutes and Annual and Special General Meeting minutes. Therefore, it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS  
EMERGENCY NUMBER IS 604-293-2459



**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN BCS 40 – "MAYFAIR PLACE"  
7368/7388 SANDBORNE AVENUE, BURNABY, BC**

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Held Friday, June 18, 2010 at 7:00 p.m.

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<b>PRESENT:</b>	Darren Miller	President
	Kelly Kong	Vice President
	Mabel Pernia	Secretary/Treasurer
	Beth Molitor	

**REGRETS:** Willy Yang

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**CALL TO ORDER**

The meeting was called to order at 7:10 p.m.

**GUEST BUSINESS**

An owner in Tower 1 presented information on the light and heat resistant films he is hoping to install on some of his windows, including film samples and floor plan of his unit, all of which were inspected by council. He was then excused.

An owner in Tower 1 presented information regarding her request to rent based on hardship. She was then excused.

The council discussed the sun-blocking film information and particularly whether it would alter the appearance of the building; council then approved the owner's request to apply UV/heat film to his windows upon submission of indemnity forms and any other appropriate procedures. Council will consider drafting guidance to encourage this "green" type of solution with a reminder that such applications may not compromise the appearance of the exterior of the building and will be subject to council approval.

Council discussed the request to rent based on hardship and denied the request.

**NEW BUSINESS**

Three other topics were discussed briefly.

1. Frequency of sprinklers on SW face of Mayfair is recommended to be reduced in duration, frequency, or both, as a large amount of water is being wasted each evening
2. The second chair in the billiards room has been discarded by council as it is missing half of its supports and is unstable and unsafe.
3. Real estate agents should be advised that "lock boxes" located on the outside of Mayfair's perimeter walls are highly unsafe and threaten the security of Mayfair's property and residents; Council recommends that they not be used.

**ADJOURNMENT**

The meeting adjourned at 7:50 p.m.



## **NEXT MEETING**

The next Strata Council meeting will be held Thursday July 8, 2010 at 7:00pm.

Your Strata Council.

### **PLEASE NOTE**

If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of strata council meeting minutes and Annual and Special General Meeting minutes. Therefore, it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS  
EMERGENCY NUMBER IS 604-293-2459

*Ascent Real Estate Management Corporation – 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9  
Phone: 604-431-1800 Fax: 604-431-1800 email: [ascent@ascentpm.com](mailto:ascent@ascentpm.com) website: [www.ascentpm.com](http://www.ascentpm.com)*





**NOTICE OF CALL: Friday, June 4, 2010  
TAKE NOTICE THAT THE SPECIAL GENERAL MEETING  
STRATA PLAN BCS 40 "MAYFAIR PLACE "  
LOCATED AT 7368/7388 Sandborne Ave., Burnaby, BC**

**WILL BE HELD:**

**DATE: Saturday, June 26, 2010**

**TIME: 5:00 p.m. Registration starts at 4:30 p.m.**

**PLACE: Billiards Room 7368/7388 Sandborne Ave., Burnaby, BC**

An agenda for the meeting is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

Owners may not be able to vote if all strata fees, fines or other charges owing to the Strata Corporation are not paid. Cheques will not be accepted at the meeting unless certified. If you are uncertain of the status of your account please call 431-1800 between 8:30 a.m. and 4:30 p.m.

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**AGENDA**

1. Registration
2. Certify Proxies
3. Quorum Report
4. Call to Order
5. Proof of Notice
6. Approval of Agenda
7. Approve Previous Minutes (SMG – May 29, 2010)
8. New Business
  - 8.1 Special Resolution by  $\frac{3}{4}$  Vote – Approval to Commence and Fund Legal Proceedings Via Special Levy
9. Adjournment

## **SPECIAL RESOLUTIONS OF THE OWNERS, STRATA PLAN BCS 40**

### **8.1 Special Resolution - Approval to Commence and Fund Legal Proceedings**

WHEREAS The Owners, Strata Plan BCS 40 (the "Strata Corporation") will be undertaking remedial repairs (the "Repairs") in respect of numerous defects and deficiencies to the condominium development located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia, and known as "Mayfair Place", as required to correct the defects and deficiencies and all resultant damage (the "Deficiencies") identified in the End of Warranty Reports prepared by Levelton Engineering dated August 20, 2004 and March 11, 2007, the Building Envelope Condition Review prepared by Levelton Engineering dated January 30, 2009 and Levelton Engineering's December 11, 2009 Report;

WHEREAS The Strata Corporation submitted claims (the "Warranty Claim") under the Strata Corporation's warranty policies (the "Warranty Policies") to recover the cost the Repairs for which the Warranty Policies provide coverage;

WHEREAS the insurers in respect of the Warranty Policies (the "Warranty Providers") have refused to cause the Repairs to be performed or pay for the cost of the Repairs;

WHEREAS The Strata Corporation has commenced an action in the Supreme Court of British Columbia, Vancouver Registry Number S086014: a) against the Warranty Providers as defendants for breach of the Warranty Policies in failing, pursuant to the Warranty Claim, to cause the Repairs to be completed or to indemnify the Strata Corporation for the Strata Corporation's losses in respect of the Repairs to Mayfair Place falling within the scope of coverage of the Warranty Policies; and b) against the developer of Mayfair Place and other parties who caused or contributed to the Strata Corporation's losses in respect of the Deficiencies to Mayfair Place falling outside the scope and coverage of the Warranty Policies and losses for breach of contract and negligence (the "Action");

AND WHEREAS section 171(2) of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") requires authorization of the Action by the Strata Corporation by a resolution passed by a  $\frac{3}{4}$  vote (as defined in section 1(1) of the Act) at an annual or special general meeting;

AND WHEREAS section 172(1) of the Act provides that a strata corporation may sue on behalf of one or more owners about matters affecting only their strata lots if, before beginning the suit: (i) it obtains the written consent of those owners; and (ii) the suit is authorized by a resolution passed by a  $\frac{3}{4}$  vote at an annual or special general meeting;

**1. BE IT RESOLVED by a  $\frac{3}{4}$  vote, pursuant to section 171 of the Act, that the Strata Corporation is hereby duly and fully authorized, as representative of all owners, to commence and continue the Action, and to take all other necessary steps in the Action, or any such other actions as may be prudent ("Other Actions"), including, without limitation:**

- (a) retaining and instructing legal counsel to take all necessary steps to:
  - (i) commence and continue with the Action or Other Actions,
  - (ii) arrange for the addition, substitution or removal of any parties in the Action or Other Actions, and commence any proceedings that may be required to restore companies named as defendants in the Action or the Other Actions that have been dissolved,

- (iii) prepare for, convene and participate in a mediation or otherwise conduct settlement negotiations with present or future defendants,
- (iv) retain experts to assist in the prosecution of the action or the Other Actions,
- (v) discontinue or consent to a dismissal of the Action or the Other Actions in whole or in part, with or without the payment of legal costs to the defendants,
- (vi) prepare for and participate in the trial of the Action or Other Actions; and
- (b) pay all legal fees and other expenses associated with the action or the Other Actions.

**2. BE IT RESOLVED by a ¾ vote, pursuant to section 172 of the Act, that the Strata Corporation is hereby duly and fully authorized, on behalf of each owner who executes an Owner Consent in the form attached to these Resolutions as Appendix A, to sue about matters affecting only their strata lots and arising out of the Deficiencies, and to take such steps as the Strata Council may, on behalf of the Strata Corporation, reasonably consider necessary or prudent in respect of the Action or the Other Actions, including without limitation:**

- (a) retaining and instructing legal counsel to take all necessary steps to:
  - (i) commence and continue with the Action or Other Actions,
  - (ii) arrange for the addition, substitution or removal of any parties in the Action or Other Actions, and commence any proceedings that may be required to restore companies named as defendants in the Action or the Other Actions that have been dissolved,
  - (iii) prepare for, convene and participate in a mediation or otherwise conduct settlement negotiations with present or future defendants,
  - (iv) retain experts to assist in the prosecution of the action or the Other Actions,
  - (v) discontinue or consent to a dismissal of the Action or the Other Actions in whole or in part, with or without the payment of legal costs to the defendants,
  - (vi) prepare for and participate in the trial of the Action or Other Actions; and
- (b) pay all legal fees and other expenses associated with the action or the Other Actions.

**3. BE IT FURTHER RESOLVED by a ¾ vote, that the president of the Strata Council acting together with any one other member of the Strata Council are hereby irrevocably and absolutely authorized to:**

- (a) instruct the Strata Corporation's counsel in the Action or any Other Actions;
- (b) attend and represent the Strata Corporation at any mediation or other settlement negotiations or proceedings occurring in the Action or any Other Actions;

- (c) fully and finally make or accept on behalf of the owners any offer(s) of settlement of the claims, or any of them, advanced by the Strata Corporation in the Action or any Other Actions which is (are) deemed by the president or any other two officers of the Strata Council to be in the best interests of the owners;
- (d) execute all agreements and documents as may be necessary in furtherance of any settlement of the Action; and
- (e) without limiting the generality of the foregoing, add or remove parties to the Action or any Other Actions, engage in court proceedings and generally conduct all aspects of the Action or any Other Actions for and on behalf of the owners.

**4. BE IT FURTHER RESOLVED by a  $\frac{3}{4}$  vote, pursuant to section 108 of the Act, that the Strata Corporation is hereby duly authorized to expend a sum of money not exceeding \$1,200,000.00 (One Million and Two Hundred Thousand Dollars) for the purpose of funding legal costs, taxes and disbursements associated with the commencement and continuing prosecution of the Action or any Other Actions, including participation in any mediation or other settlement negotiations or proceedings occurring in the Action or any Other Actions;**

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots as set out in the attached schedule.

The special levy set out herein is due and payable in four instalments of \$300,000 (three hundred thousand dollars) each on August 1, 2010, April 1, 2011, December 1, 2011, August 1, 2012 upon passage of this Resolution by the owners of record on the date of passage. Any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

Pursuant to Sections 108 (5) and 108 (6) of the Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any owner who fails to make any payments in accordance with this resolution shall be assessed a fine of \$200.00. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually on any unpaid special levy from the date the special levy is due until the special levy is paid in full.

This special levy shall be considered as part of the common expenses of the Strata Corporation and Sections 116, 117 and 118 of the Act shall be applicable where an Owner fails to make the required payment as authorized by the passage of this  $\frac{3}{4}$  vote. The Strata Corporation may, under Section 116 (1) of the Act, register a Certificate of Lien against an owner's strata lot for any unpaid special levy.

**STRATA PLAN - BCS40  
MAYFAIR PLACE  
PROPOSED SPECIAL LEVY - LEGAL FEES  
DUE ON JUNE 26, 2010**

**PAYABLE BY 4 INSTALLMENTS ON AUGUST 1, 2010, APRIL 1, 2011, DECEMBER 1, 2011 AND AUGUST 1, 2012**

**PROPOSED LEVY AMOUNT**

**1,200,000.00**

S.L.#	UNIT #	U/E	TOTAL LEVY AMOUNT	1st INSTALLMENT August 1, 2010	2nd INSTALLMENT April 1, 2011	3rd INSTALLMENT December 1, 2011	4th INSTALLMENT August 1, 2012
1	205	81	\$4,772.66	\$1,193.17	\$1,193.17	\$1,193.17	\$1,193.17
2	206	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
3	207	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
4	208	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
5	201	80	\$4,713.74	\$1,178.44	\$1,178.44	\$1,178.44	\$1,178.44
6	202	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
7	203	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	304	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
9	305	80	\$4,713.74	\$1,178.44	\$1,178.44	\$1,178.44	\$1,178.44
10	306	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
11	307	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
12	308	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
13	301	80	\$4,713.74	\$1,178.44	\$1,178.44	\$1,178.44	\$1,178.44
14	302	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
15	303	80	\$4,713.74	\$1,178.44	\$1,178.44	\$1,178.44	\$1,178.44
16	404	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
17	405	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
18	406	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
19	407	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
20	408	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
21	401	79	\$4,654.82	\$1,163.71	\$1,163.71	\$1,163.71	\$1,163.71
22	402	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
23	403	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
24	504	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
25	505	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
26	506	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
27	507	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
28	508	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
29	501	79	\$4,654.82	\$1,163.71	\$1,163.71	\$1,163.71	\$1,163.71
30	502	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
31	503	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
32	604	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
33	605	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
34	606	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
35	607	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
36	608	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
37	601	79	\$4,654.82	\$1,163.71	\$1,163.71	\$1,163.71	\$1,163.71
38	602	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
39	603	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
40	704	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
41	705	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
42	706	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
43	707	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
44	708	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
45	701	79	\$4,654.82	\$1,163.71	\$1,163.71	\$1,163.71	\$1,163.71
46	702	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
47	703	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
48	804	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
49	805	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
50	806	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51	807	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
52	808	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
53	801	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
54	802	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
55	803	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
56	904	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
57	905	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
58	906	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
59	907	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
60	908	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
61	901	79	\$4,654.82	\$1,163.71	\$1,163.71	\$1,163.71	\$1,163.71

**STRATA PLAN - BCS40  
MAYFAIR PLACE  
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**PROPOSED LEVY AMOUNT**

**1,200,000.00**

S.L.#	UNIT #	U/E	TOTAL LEVY AMOUNT	1st INSTALLMENT August 1, 2010	2nd INSTALLMENT April 1, 2011	3rd INSTALLMENT December 1, 2011	4th INSTALLMENT August 1, 2012
62	902	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
63	903	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
64	1004	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
65	1005	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
66	1006	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
67	1007	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
68	1008	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
69	1001	79	\$4,654.82	\$1,163.71	\$1,163.71	\$1,163.71	\$1,163.71
70	1002	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
71	1003	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
72	1104	65	\$3,829.91	\$957.48	\$957.48	\$957.48	\$957.48
73	1105	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
74	1106	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
75	1107	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
76	1108	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
77	1101	79	\$4,654.82	\$1,163.71	\$1,163.71	\$1,163.71	\$1,163.71
78	1102	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
79	1103	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
80	1204	102	\$6,010.02	\$1,502.51	\$1,502.51	\$1,502.51	\$1,502.51
81	1206	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
82	1207	103	\$6,068.94	\$1,517.24	\$1,517.24	\$1,517.24	\$1,517.24
83	1201	103	\$6,068.94	\$1,517.24	\$1,517.24	\$1,517.24	\$1,517.24
84	1202	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
85	1203	102	\$6,010.02	\$1,502.51	\$1,502.51	\$1,502.51	\$1,502.51
86	1404	102	\$6,010.02	\$1,502.51	\$1,502.51	\$1,502.51	\$1,502.51
87	1406	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
88	1407	103	\$6,068.94	\$1,517.24	\$1,517.24	\$1,517.24	\$1,517.24
89	1401	103	\$6,068.94	\$1,517.24	\$1,517.24	\$1,517.24	\$1,517.24
90	1402	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
91	1403	102	\$6,010.02	\$1,502.51	\$1,502.51	\$1,502.51	\$1,502.51
92	1503	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
93	1504	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
94	1501	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
95	1502	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
96	1603	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
97	1604	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
98	1601	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
99	1602	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
100	1703	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
101	1704	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
102	1701	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
103	1702	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
104	1803	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
105	1804	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
106	1801	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
107	1802	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
108	1903	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
109	1904	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
110	1901	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
111	1902	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
112	2002	126	\$7,424.14	\$1,856.04	\$1,856.04	\$1,856.04	\$1,856.04
113	2003	139	\$8,190.12	\$2,047.53	\$2,047.53	\$2,047.53	\$2,047.53
114	2001	139	\$8,190.12	\$2,047.53	\$2,047.53	\$2,047.53	\$2,047.53
115	2103	152	\$8,956.10	\$2,239.03	\$2,239.03	\$2,239.03	\$2,239.03
116	2104	147	\$8,661.49	\$2,165.37	\$2,165.37	\$2,165.37	\$2,165.37
117	2101	148	\$8,720.42	\$2,180.11	\$2,180.11	\$2,180.11	\$2,180.11
118	2102	153	\$9,015.03	\$2,253.76	\$2,253.76	\$2,253.76	\$2,253.76
119	205	81	\$4,772.66	\$1,193.17	\$1,193.17	\$1,193.17	\$1,193.17
120	206	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
121	207	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
122	208	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13

**STRATA PLAN - BCS40  
MAYFAIR PLACE  
PROPOSED SPECIAL LEVY - LEGAL FEES  
DUE ON JUNE 26, 2010**

**PAYABLE BY 4 INSTALLMENTS ON AUGUST 1, 2010, APRIL 1, 2011, DECEMBER 1, 2011 AND AUGUST 1, 2012**

**PROPOSED LEVY AMOUNT**

**1,200,000.00**

S.L.#	UNIT #	U/E	TOTAL LEVY AMOUNT	1st INSTALLMENT August 1, 2010	2nd INSTALLMENT April 1, 2011	3rd INSTALLMENT December 1, 2011	4th INSTALLMENT August 1, 2012
123	201	80	\$4,713.74	\$1,178.44	\$1,178.44	\$1,178.44	\$1,178.44
124	202	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
125	203	81	\$4,772.66	\$1,193.17	\$1,193.17	\$1,193.17	\$1,193.17
126	304	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
127	305	80	\$4,713.74	\$1,178.44	\$1,178.44	\$1,178.44	\$1,178.44
128	306	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
129	307	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
130	308	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
131	301	80	\$4,713.74	\$1,178.44	\$1,178.44	\$1,178.44	\$1,178.44
132	302	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
133	303	80	\$4,713.74	\$1,178.44	\$1,178.44	\$1,178.44	\$1,178.44
134	404	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
135	405	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
136	406	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
137	407	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
138	408	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
139	401	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
140	402	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
141	403	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
142	504	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
143	505	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
144	506	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
145	507	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
146	508	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
147	501	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
148	502	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
149	503	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
150	604	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
151	605	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
152	606	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
153	607	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
154	608	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
155	601	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
156	602	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
157	603	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
158	704	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
159	705	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
160	706	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
161	707	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
162	708	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
163	701	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
164	702	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
165	703	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
166	804	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
167	805	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
168	806	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
169	807	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
170	808	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
171	801	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
172	802	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
173	803	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
174	904	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
175	905	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
176	906	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
177	907	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
178	908	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
179	901	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
180	902	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
181	903	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
182	1004	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
183	1005	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98

**STRATA PLAN - BCS40  
MAYFAIR PLACE  
PROPOSED SPECIAL LEVY - LEGAL FEES  
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PROPOSED LEVY AMOUNT

1,200,000.00

S.L.#	UNIT #	U/E	TOTAL LEVY AMOUNT	1st INSTALLMENT August 1, 2010	2nd INSTALLMENT April 1, 2011	3rd INSTALLMENT December 1, 2011	4th INSTALLMENT August 1, 2012
184	1006	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
185	1007	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
186	1008	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
187	1001	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
188	1002	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
189	1003	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
190	1104	64	\$3,770.99	\$942.75	\$942.75	\$942.75	\$942.75
191	1105	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
192	1106	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
193	1107	75	\$4,419.13	\$1,104.78	\$1,104.78	\$1,104.78	\$1,104.78
194	1108	70	\$4,124.52	\$1,031.13	\$1,031.13	\$1,031.13	\$1,031.13
195	1101	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
196	1102	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
197	1103	78	\$4,595.90	\$1,148.98	\$1,148.98	\$1,148.98	\$1,148.98
198	1204	102	\$6,010.02	\$1,502.51	\$1,502.51	\$1,502.51	\$1,502.51
199	1206	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
200	1207	103	\$6,068.94	\$1,517.24	\$1,517.24	\$1,517.24	\$1,517.24
201	1201	103	\$6,068.94	\$1,517.24	\$1,517.24	\$1,517.24	\$1,517.24
202	1202	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
203	1203	102	\$6,010.02	\$1,502.51	\$1,502.51	\$1,502.51	\$1,502.51
204	1404	102	\$6,010.02	\$1,502.51	\$1,502.51	\$1,502.51	\$1,502.51
205	1406	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
206	1407	103	\$6,068.94	\$1,517.24	\$1,517.24	\$1,517.24	\$1,517.24
207	1401	103	\$6,068.94	\$1,517.24	\$1,517.24	\$1,517.24	\$1,517.24
208	1402	77	\$4,536.97	\$1,134.24	\$1,134.24	\$1,134.24	\$1,134.24
209	1403	102	\$6,010.02	\$1,502.51	\$1,502.51	\$1,502.51	\$1,502.51
210	1503	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
211	1504	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
212	1501	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
213	1502	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
214	1603	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
215	1604	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
216	1601	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
217	1602	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
218	1703	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
219	1704	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
220	1701	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
221	1702	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
222	1803	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
223	1804	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
224	1801	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
225	1802	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
226	1903	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
227	1904	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
228	1901	112	\$6,599.23	\$1,649.81	\$1,649.81	\$1,649.81	\$1,649.81
229	1902	110	\$6,481.39	\$1,620.35	\$1,620.35	\$1,620.35	\$1,620.35
230	2002	125	\$7,365.22	\$1,841.31	\$1,841.31	\$1,841.31	\$1,841.31
231	2003	139	\$8,190.12	\$2,047.53	\$2,047.53	\$2,047.53	\$2,047.53
232	2001	139	\$8,190.12	\$2,047.53	\$2,047.53	\$2,047.53	\$2,047.53
233	2103	151	\$8,897.18	\$2,224.30	\$2,224.30	\$2,224.30	\$2,224.30
234	2104	147	\$8,661.49	\$2,165.37	\$2,165.37	\$2,165.37	\$2,165.37
235	2101	147	\$8,661.49	\$2,165.37	\$2,165.37	\$2,165.37	\$2,165.37
236	2102	151	\$8,897.18	\$2,224.30	\$2,224.30	\$2,224.30	\$2,224.30
<b>TOTALS</b>	<b>20366</b>		<b>\$1,200,000.26</b>	<b>\$300,000.07</b>	<b>\$300,000.07</b>	<b>\$300,000.07</b>	<b>\$300,000.07</b>



## Appendix A: Owner Consent Form

### OWNER CONSENT

WHEREAS The Owners, Strata Plan BCS 40 (the "Strata Corporation") has been authorized by the owners to undertake remedial repairs (the "Repairs") to the building envelope and related components to the building envelope and related components of the condominium development located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia, and known as "Mayfair Place", as required to correct the defects and deficiencies (the "Deficiencies") identified in End of Warranty Reports prepared by Levelton Engineering dated August 20, 2004 and March 11, 2007 and the Building Envelope Condition Review prepared by Levelton Engineering dated January 30, 2009;

AND WHEREAS the Strata Corporation, as representative of all owners and on behalf of certain individual owners, has commenced an action in the Supreme Court of British Columbia (the "Action"), and may wish to commence such other actions (the "Other Actions") as may be prudent, against any and all responsible parties in respect of damage and loss suffered by such owners arising out of Deficiencies in the design, construction, inspection and repair of Mayfair Place;

AND WHEREAS the Strata Corporation may claim damages and other relief in the Action or the Other Actions on my/our behalf in respect of matters affecting only my/our strata lot(s);

AND WHEREAS section 172(1) of the Act requires that a strata corporation may sue on behalf of one or more owners about matters affecting only their strata lots if, before beginning the suit: (i) it obtains the written consent of those owners; and (ii) the suit is authorized by a resolution passed by a  $\frac{3}{4}$  vote at an annual or special general meeting.

I/We the undersigned registered owner(s) of unit(s) \_\_\_\_\_ in Mayfair Place, located at 7368 and 7388 Sandborne Avenue Burnaby, British Columbia hereby:

1. **Authorize the Strata Corporation, on my/our behalf, to sue about matters affecting only my/our strata lot(s) arising out of the Deficiencies and to take any and all steps in the Action or the Other Actions as the strata council for the Strata Corporation (the "Strata Council") may consider reasonably necessary or prudent and in the best interests of the Strata Corporation and me/us in respect of the Action or the Other Actions, including, without limitation:**

- (a) retaining and instructing legal counsel to take all reasonable and necessary steps to:
  - (i) continue the Action and commence and continue the Other Actions;
  - (ii) arrange for the addition, substitution or removal of any parties in the Action or the Other Actions, including the addition of individual owners as co-plaintiffs with the Strata Corporation, and commence any proceedings that may be required to restore companies named as defendants in the Action or the Other Actions that have been dissolved;
  - (iii) prepare for, convene and participate in a mediation or otherwise conduct settlement negotiations with present or future defendants in the Action or the Other Actions;
  - (iv) discontinue or consent to a dismissal of the Action or the Other Actions in whole or in part, with or without the payment of legal costs to any of the defendants;
  - (v) prepare for and participate in the trial of the Action or the Other Actions; and

- (vi) such other matters as are necessary and/or recommended by legal counsel to proceed with and resolve the Action or the Other Actions;
- (b) pay all legal fees and other expenses associated with the Action or the Other Actions.
2. **Authorize the Strata Council to instruct and receive advice from legal counsel for the Strata Corporation on my/our behalf in respect of any and all matters concerning only my/our strata lot(s) in the Action or the Other Actions;**
  3. **Authorize legal counsel for the Strata Corporation to receive instructions from and to advise the Strata Council on my/our behalf in respect of any and all matters concerning only my/our strata lot(s) in the Action or the Other Actions;**
  4. **Acknowledge that legal counsel for the Strata Corporation owe the Strata Corporation and me/us a duty of undivided loyalty, and consequently cannot at any time side with one party against another;**
  5. **Acknowledge that any information received by legal counsel for the Strata Corporation will not be treated as confidential between the Strata Corporation and me/us, and may be disclosed to either party;**
  6. **Agree that this authorization and consent will continue to be effective until a written notice withdrawing or amending this authorization and consent is delivered to legal counsel for the Strata Corporation.**
  7. **Agree that:**
    - (a) if a conflict of interest arises between the Strata Corporation and me/us, or
    - (b) if this authorization is terminated by me/us,legal counsel for the Strata Corporation will withdraw as my/our counsel, and may continue to represent the Strata Corporation in the Action or the Other Actions.

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

Signature \_\_\_\_\_  
*Registered Owner*

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

Signature \_\_\_\_\_  
*Registered Owner*

<p><b>NOTE: THIS CONSENT AFFECTS THE LEGAL INTERESTS OF INDIVIDUAL OWNERS. OWNERS ARE THEREFORE ENCOURAGED TO SEEK THEIR OWN LEGAL ADVICE REGARDING HOW THIS CONSENT MAY AFFECT THEM INDIVIDUALLY.</b></p>
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**PROXY APPOINTMENT**  
*(Section 56)*

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Re: Strata Lot \_\_\_\_\_ of Strata Plan BCS 40

I/We, \_\_\_\_\_, the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy at the annual general meeting to be held on Saturday, June 26, 2010.

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee

