

STRATA PLAN LMS3903

FINANCIAL STATEMENTS

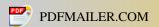
For the One Month Period Ending December 31, 2007

(Unaudited)

CAUTION TO READER (Owner, Realtor, etc):

This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the Strata Council are cautioned that this statement may not necessarily be appropriate for their use.

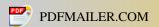
PREPARED WITHOUT AUDIT.



5037 STRATA PLAN LMS3903
Period Ending 12/31/2007
TOTAL Company Budget Code: 1
STRATA 2 BALANCE SHEET

02/12/2008 Page: 3:34PM kristen

	Year to
Description	Date
ABSETS	R.
CURRENT ASSETS	10 S
1400 Operating Bank Account	100,741.70
1401.1 ING Direct Account (Operating)	48,598.93
1401.2 ING Direct Account (Contingency	40,098.13
1401.3 RBC Investments Account	1,195.09
1402 Contingency Bank Account	109,217.74
1405 Petty Cash	1,500.00
1410 Accounts Receivable	27,655.65
1412 Sundry Receivable	7,992.21
1440 Prepaid Insurance	23,578.48
2010.5 Term Deposit - RBC	101,743.12
2012.1 Short Term Investment #1	861,514.42
SELECTION SELECTION AND ASSESSMENT AND ASSESSMENT OF THE SELECTION ASSESSMENT AND ASSESSMENT OF THE SELECTION ASSESSMENT	
TOTAL CURRENT ASSETS	1,323,835.47
TOTAL ASSETS	1,323,835.47
R.	
LIABILITIES & MEMBERSHIP FUNDS	8
LIABILITIES	2000
CURRENT LIABILITIES	i.
3810 Accounts Payable	5,333.60
3811 Accrued Liabilities	152,612.34
3812 Due To Contingency Fund	18,520.56
3012 Due to contingency . and	
TOTAL CURRENT LIABILITIES	176,466.50
TOTAL COMMENT TIMESTITTE	
LONG TERM LIABILITIES	
4530 By-Law Fine Liability	4,900.00
4550 by How Time Brobins.	
TOTAL LONG TERM LIABILITIES	4,900.00
TOTAL LIABILITIES	181,366.50
MEMBERSHIP FUNDS	2 8
Contingency Fund	1,113,768.50
5936 Prior Year Surplus (Deficit)	27,500.00
5999 Current Surplus (Deficit)	1,200.47
TOTAL MEMBERSHIP FUNDS :	1,142,468.97
TOTAL LIABILITIES & MEMBERSHIP FUNDS	1,323,835.47



5037 STRATA PLAN LMS3903 Period Ending 12/31/2007 Total Company Budget Code: 1 STRATA 2 B.SHEET SCHEDULE 02/12/2008 Page: 3:34PM kristen

	Year to
Description	Date
9	
CONTINGENCY FUND	
5600 Opening Balance	1,091,468.87
5610 Current Year Contribution	18,096.67
5630 Current Year Interest	4,202.96
	*
TOTAL CONTINGENCY FUND	1,113,768.50

End of Financial Statement



5037 STRATA PLAN LMS3903
Period Ending 12/31/2007
Total Company Budget Code: 1
STRATA 2 INCOME STATEMENT

02/12/08 Page: 3:34PM kristen

Curr Mth	Curr Mth	Description	YTD Actual	YTD Budget	Total Orig. Budget	YTD Last Year
ACCUGI	Budget					
E CONTRACTOR OF THE CONTRACTOR		REVENUE				
	100 536		182,735	182,736	2,192,828	175,902
182,735	182,736		3,045	2,667	32,000	3,052
3,045	2,667		375	250	3,000	200
375	250				20,000	
10,108	1,667		10,108	1,667		1,500
554	1,142		554	1,142	23,700	817
2,500	2,500		2,500	2,500	30,000	. 0
350	375	6276 Transmitters	350	375	4,500	900
199,668	191,336	TOTAL REVENUE	199,668	191,336	2,296,028	182,370
		2		;		
		EXPENDITURES				V:
16,623	18,000		16,623	18,000	216,000	18,466
45,305	43,750		45,305	43,750	525,000	42,742
2,522	6,000		2,522	6,000	72,000	3,215
11,608	18,708		11,608	18,708	224,500	6,760
704	2,483		704	2,483	29,800	914
7,812	8,250		7,812	8,250	99,000	9,813
85,769	62,917		85,769	62,917	755.000	71,548
11,457	14,561		11.457	14,561	174,728	10,405
	16,667	2 15/7/2070 13/2070 13/20 NY 12/20 12/3	16,667	16,667	200,000	16,667
16,667	10,007	1260 Concengency rand	20,00,			
198,467	191,336	TOTAL EXPENDITURES	198,467	191,336	2,296,028	180,529
		Arman on Appendix	1,200			1,841
1,200	U	SURPLUS (DEFICIT)	1,200		. U	1,041
		N W				

5037 STRATA PLAN LMS3903 Period Ending 12/31/2007 Total Company Budget Code: 1 STRATA 2 INC.STMT SCHEDULE 02/12/08 Page: 1 3:34PM kristen

~		M M 24			¥	
Curr Mth	Curr Mth	Zoncon establish	YTD	YTD Budget	Total Orig. Budget	Last Year
Actual	Budget	Description	Actual		Buaget	nast rea
177000 2 79 110700 10000		MONTHLY SERVICE CONTRACTS				
3,224	3 083	7619 Landscaping & Grounds Contract	3,224	3,083	37,000	1,80
10,434		7655 Elevator	10,434	9,083	109,000	9,89
281	292	7680 Fire Panel Monitoring	281	292	3,500	279
0	2,500		. 0	2,500 2,083	30,000 25,000	4,069 1,569
1,207	2,083		1,207 1,477	958	11,500	85
1,477	958	7689 Recycling Expense .	************			
16,623	18,000	TOTAL MONTHLY SERVICE CONTRACTS	16,623	18,000	216,000	18,46
		* 171 000	€0			
20,296	16.917	PAYROLL 7418 Strata Staff	20,296	16,917	203,000	
20,230		7419 Building Supervisors	0	0	- 0	15,11
13,405		7425 Concierge	13,405 11,603	15,000 11,833	180,000 142,000	16,15 11,47
11,603	11,833	7426 Janitorial	11,003	11,033	142,000	
45,305	43,750	TOTAL PAYROLL	45,305	43,750	525,000	42,74
		10. 57				
		GENERAL REPAIRS			0.000	
0		7717 Garage Door	1 947	667 1,667	8,000 20,000	1,37
1,841	1,667		1,841 682	3,083	37,000	1,84
682	3,083		0	583	7,000	1,01
0		ASSAULTE REPORT OF THE PERSON				
2,522	6,000	TOTAL GENERAL REPAIRS	2,522	6,000	72,000	3,21
			A STATE OF THE STA		12	
7020	222	GENERAL MAINTENANCE	0	200	2,400	
0	THE REST, 1870, 18	7715 Locksmith R & M .7720 Building Improvement	ŏ	1,667	20,000	
0 340	1,667	7721 Pest Control	340	358	4,300	33
1,637	250		1,637	250	3,000	7
0		7732 Signage	. 0	167	2,000	2.0
6,636		7751 HVAC R & M	6,636 0	7,500 500	. 90,000 6,000	3,8
0		7752 Power Washing 7758 Window Cleaning	0	3,750	45,000	-20
0	3,750		. 0	317	3,800	2
2,996	3,000	7776 Supplies	2,996	3,000	36,000	1,4
0	1,000		0	1,000	12,000	51
11,608	18,708	TOTAL GENERAL MAINTENANCE	11,608	18,708	224,500	6,76
		30 8				•
657	709	RECREATION CENTRE 7300 Pool Contract	657	708	8,500	66
037		7320 Chemicals & Supplies	0	333	4,000	
ō		7330 Permits & Licenses	0	25	300	
47		7340 Rec. Centre R & M	47	583 .833	7,000 10,000	2
0	833	7355 Equipment Purchase				
704	2,483	TOTAL RECREATION CENTRE	704	2,483	29,800	9

7,812	8,250	INSURANCE 7500 Insurance	7,812	8,250	99,000	9,8
7,812	8,250) TOTAL INSURANCE	7,812	8,250	99,000	9,8
		UTILITIES .	14,685	14,333	172,000	14,9
14,685		3 7915 Hydro Expense	7,994	5,667	68,000	4,6
7,994 53,348		7 7917 Gas Expense 3 7918 Steam Heat	53,348	37,083	445,000	51,6
9,741	5,833	3 7920 Sewer & Water	9,741	5,833	70,000	2
85,769	1.0	7 TOTAL UTILITIES	85,769	62,917	755,000	71,5
		GENERAL & ADMINISTRATIVE		0.075	06 945	8,0
8,071		1 7810 Management Fees	8,071 2,120	8,071 2,120	96,848 25,440	
2,120	3 50,000	0 7811 Management Pees - Onsite PM	2,120	350	4,200	
287		0 7820 Administration 0 7821 Photocopying	287	500	6,000	
287	41	7 7822 Postage	0	417	5,000	3
ď	25	0 7825 Audit Fees	0	250	3,000	
C	83:	3 7830 Legal & Consulting Fees	0	833 417	10,000 5,000	15
Q		7 7845 AGM & EGM Expense 7 7876 Office Supplies	ő	167	2,000	
394	0.00	0 7890 Sundry Expense	384	500	6,000	
384 596	91	7 7895 Office Telephone	596	917	11,000	
		0 7898 Pagers	0	20	240	
) 2	V 7070 Fagers	SANS A GROUP AND ARRANGE WAS A SANS AS A SANS			
		- 1 TOTAL GENERAL & ADMINISTRATIVE	11,457	14,561	174,728	10,4

End of Financial Statement

Print and send PDF files as Emails with any application, ad-sponsored and free of charge www.pdfmailer.com

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 1009

Date of disclosure:

189 Davie Street

Vancouver, B.C.

V6Z2X9

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including limited common property, being purchased. "Common property" includes buildings or spaces accessible to all owners. "Property" is defined as the land on which the

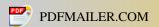
PAGE 1 of 2 PAGES

THE SELLERS SHOULD INITIAL

nit and Common Property is							IHE /	APPROP	RIATERE	PLIE5
1. GENERAL:							YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Is the Property connec	ted to a public sanitary sew	er system'	?				/			OWER SERVED
	cted to a public water system						/			
C. Is the Property connec	cted to a private or a commu	nity water	system	?				/		
	are of any problems with the				er system	1?		/		
D. Is the Property service										
하게 하는 경기에는 사람들이 되었다면 하게 되었다면 하지만 하면 하면 하게 되었다면 하다 하다 하다.	are of any problems with the	private we	ell?						100	55. C.
	underground oil storage tank			ty?	Copies Evention (Co			/		
	d by a septic system/lagoon							_		
	are of any problems with the		tem/lag	joon?				166 00000		interessores
	installed after May 31, 2005				availabl	e?				Account the most
NESSEE NESSEE	n previously occupied?						/	ed turnellal roccess		
	er developer" under the Si	rata Prope	ertv Act	?				/		
		> ≪			hare \square	Leasehold \square				
H. Nature of Interest/Own	nership Freehold Undivided	H		Bare La		Cooperative		100		
	0 1 11	±∧			enskedeline i		les de			
. Management Company	N KHA CI	w	10 - 10 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		omet - com	GAU GAU UKAR		este a land		
Name of Manager Address	14 ans - 110	·Ω 11Ω	0.40		l eleph	one 604 684 4208		- T. W		
	101- 110	O HO	KIUK	59 5	Teleph					
J. Strata Council Preside					Teleph		1	<u> </u>		
K. Strata Council Secreta			46-4		relepti					
Are the following docu	ments available?	At	tached			yes, Can Be Obtained From				
Bylaws Rules/Regulation	e				A Colonia				1000	
Year-to-date Fina	ancial Statements									
Current Year's O	perating Budget									
All minutes of las	t 24 months including								1000	
	and AGM Minutes rt and/or Building Envelope A	Analysis								
Engineer's Repor	t and/or ballaning Envelope?	Wilaiyolo								
M. What is the monthly s	trata fee per month? \$	[1					
		YES	NO	DO NOT KNOW	DOES NOT APPL					
		ILO	110	KNOW	APPL					
Does this include:	Management?					Recreation?				
	Heat?					Cable? Gardening?				
	Hot Water?					Caretaker?				
	Gas Fireplace? Garbage?	1			/	Water?		-		
	Sewer?	/				Other?				
N. (i) Number of unit		in	cluded	and spec	ific numl	pers 86 - P2			V	
	Limited Common Property?	☐ (b) Rente	d? 🗆	(c) As	signed by strata Corporation?			X	
O.Storage Locker?		umber(s)			Is the	re additional common storage?			X	
P. Does the Unit have an	y equipment leases or servi	ce contrac	ts; i.e.,	security	systems,	water purification, etc.?		1		
Q Are you aware of any			EE		LAW					
R Are you aware of any r			SEE		IVAW					
S Are you aware of any a			SFF	2			1	1		
T Are you aware of any o	other restrictions? If so provi	de details	on Pan			ditional Comments. Sta BYUA	W /			
I Are you aware of any o	special assessment(s) voted	on or pro	nosed?	(i) For h	ow much	? SEE MINUTEC			/	
V Have you aware or any	ecial assessment(s) in the p	ast 5 vear	s? (i) Fo	or how m	uch? 46	F. MINUTEC				
	current or pending local imp				0	EX MOUNTEC CLANEN				
vv. Are you aware or any	content of pending local imp	, overnent	.0.100/1	900:	0	ET MINUTES, STRATA		1	1	

BC1003 REV. APR/06

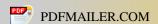
COPYRIGHT BCREA



BC1003 REV. APR/06

1. GENERAL: continued							
I. GENERAL. Continued				YES	NO	NOT KNOW	DO NO AP
X. Are you aware of any current or pending I	ocal improvement levies/charg	ges?				-	
Y. Are you aware of any pending litigation or	claim affecting the Property of	or Unit from any person or publ	ic body?		/		
 Was this Unit constructed by an "owner commencing, or a building permit applie Disclosure Notice.) 						/	
AA. Is this Unit or related common property	covered by third party "home	warranty insurance?"				/	
2. STRUCTURAL: (Respecting the	unit and common property.)					
A. Has a final building inspection been appro	oved or a final occupancy perr	mit been obtained?				/	130000
B. Are you aware of any additions or alteration	ons made without a required p	permit?				/	
C. Are you aware of any structural problems	with any of the buildings on th	he property?			1		
D. Are you aware of any problems with the h					/		
E. Are you aware of any damage due to wind	d, fire or water?				-		
F. Are you aware of any infestation or unrep		dents?			-		
G. Are you aware of any leakage or unrepair					-		
H. Are you aware of any problems with the e							
I. Are you aware of any problems with the p					/		
J. Are you aware if the Unit, or any other uni manufacture illegal drugs?	t, or the Property have been u	used as a marijuana grow opera	ation or to		/		
K. Are you aware of any problems with the s	wimmimg pool and/or hot tub	?					
L. Are there any agreements under which the maintenance of alterations to the Unit or Cor		responsibility for the installation	and/or		1		
BUYER IS ADVISED		THEIR OWN	INVEST				v
TE MGMT. Co.	READ AU		10.50		LIV	MAN	4
REAK WI. THE	CITY MA	ILL, ETC. I	₹C.	IM	06	DEF	~
onfilm Any	QUESTIONS	ANDIOR	ALL Th	1E 1	NFR	open	1
LASTWEKS ABOVE							least to the second
							orl
nanges to this information made known eceipt of a copy of this property disclosu	to the seller will be disclos- re statement and agrees th	ted by the seller to the buye that a copy may be given to ON THE REVERSE SIDE O	r prior to closing a prospective bu	. The selle	age 1. /	Any imp owledge	es
ranges to this information made known ceipt of a copy of this property disclosu PLEAS	to the seller will be disclos re statement and agrees the SE READ INFORMATION	ed by the seller to the buye hat a copy may be given to ON THE REVERSE SIDE OF SELLER(S)	r prior to closing a prospective bu DF THIS FORM	. The selle	er ackn	owledg	es
ranges to this information made known receipt of a copy of this property disclosu PLEAS ELLER(S) The buyer acknowledges that the buyer heller or the seller's brokerage on the	to the seller will be disclos re statement and agrees the EE READ INFORMATION as received, read and und day of	ed by the seller to the buye hat a copy may be given to ON THE REVERSE SIDE O SELLER(S) derstood a signed copy of the yr.	r prior to closing a prospective bu DF THIS FORM iis property discl	. The selle iyer. osure stat The prude	er ackn	owledge from the	e e se
PLEAS ELLER(S) ne buyer acknowledges that the buyer heller or the seller's brokerage on the lesired, to have the property inspected	to the seller will be disclose re statement and agrees the seller will be disclosed by the statement and agrees the seller will be disclosed by the seller wil	sed by the seller to the buye hat a copy may be given to ON THE REVERSE SIDE OF SELLER(S) derstood a signed copy of the yr r's own inquiries. The buyer of the buyer's choice.	r prior to closing a prospective bu DF THIS FORM is property discl	. The selle lyer. osure state The pruder fully inspe	er ackn ement nt buye ct the p	owledgo from the er will us property	e se ⁄aı
PLEAS ELLER(S) The buyer acknowledges that the buyer helier or the seller's brokerage on the lis property disclosure statement as the desired, to have the property inspected the buyer acknowledges that all meas	to the seller will be disclose re statement and agrees the seller will be disclosed by the statement and agrees the seller will be disclosed by the seller wil	sed by the seller to the buyer hat a copy may be given to ON THE REVERSE SIDE OF SELLER(S) derstood a signed copy of the yr r's own inquiries. The buyer of the buyer's choice. ate. The buyer should obta	r prior to closing a prospective but DF THIS FORM is property discless is urged to care in a strata plan	. The selle lyer. osure state The pruder fully inspe	er ackn ement nt buye ct the p	owledgo from the er will us property	es se ar
re seller states that the information proving anges to this information made known accept of a copy of this property disclosured by the buyer acknowledges that the buyer heller or the seller's brokerage on the is property disclosure statement as the desired, to have the property inspected the buyer acknowledges that all measured by the buyer acknowledges that all	to the seller will be disclose re statement and agrees the seller will be disclosed by the statement and agrees the seller will be disclosed by the seller wil	sed by the seller to the buyer hat a copy may be given to ON THE REVERSE SIDE OF SELLER(S) derstood a signed copy of the yr r's own inquiries. The buyer of the buyer's choice. ate. The buyer should obta	r prior to closing a prospective but DF THIS FORM is property discless is urged to care in a strata plan	. The selle lyer. osure state The pruder fully inspe	er ackn ement nt buye ct the p	owledgo from the er will us property	e se ⁄aı

COPYRIGHT BCREA



Strata Property Act

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan LMS3903 certify that the information contained in this certificate with respect to Strata Lot 444 is correct as of the date of this certificate.

(a)			by the owner of the strata lot described	\$ 275.59
(b)	strata lot desc or to the strat	cribed above (ot a corporation in	ata corporation by the owner of the ther than an amount paid into court, a trust under section 114 of the Strata	\$ 0.00
(c)	described abo	ove takes respon	der which the owner of the strata lot asibility for expenses relating to alterations property or the common assets?	
	√ no	yes	[attach copy of all agreements]	
(d)	to pay in the	future for a spec	of the strata lot described above is obligated cial levy that has already been	\$ 0.00
			y [month, day, year].	
(e)	the current fi	scal year are ex	spenses of the strata corporation for pected to exceed the expenses budgeted	\$ 0.00
(f)	expenditures	which have alre	reserve fund minus any eady been approved but not yet	\$ 1,132,543.36
(g)	Are there any title office?	y amendments to	o the bylaws that are not yet filed in the land	
	no	yes	[attach copy of all amendments]	
(h)	Are there any required to be in the land to	e filed in the las	ssed by a 3/4 vote or unanimous vote that are nd title office but that have not yet been filed	
	v no	yes	[attach copy of all resolutions]	
(i)	Has notice bunanimous vonot yet been	ote or dealing v	ny resolutions, requiring a 3/4 vote or with an amendment to the bylaws, that have	
×	1 no	yes	[attach copy of all notices]	

and/or are there any judgments or orders against the strata corporation?
no ges [attach details]
(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets? Ino yes [attach copies of all notices or work orders]
(l) Number of strata lots in the strata plan that are rented
Date: February 26, 2008
Signature of Council Member
Signature of Second Council Member (not required if council consists of only one member)
(not required it council consists of only one memoer)
OR Welle
Signature of Strata Manager, Baldev Sondhi
if authorized by Strata Corporation