

PLEASE BRING THESE DOCUMENTS TO THE MEETING



Interlink Realty Corporation

200 - 5771 No. 3 Road
Richmond, BC V6X 2C9
Tel: 604-271-3888 Fax 604-275-2578
www.interlink-realty.com www.wpcn.com

**NOTICE OF ANNUAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS 4512
RIVERS REACH**

DATE: TUESDAY, APRIL 29, 2008

TIME: Registration from 6:30 PM to 6:55 PM, Meeting 7:00 PM

PLACE: STEVESTON UNITED CHURCH HALL
3720 Broadway Street (at Second Avenue), Richmond, BC

All owners are encouraged to be represented at this meeting. Owners who are unable to attend may be represented by proxies; a blank proxy is provided for your convenience. A spouse who is not registered on title must have a proxy authorization to vote.

Owners who decide to leave the meeting before adjournment may not pass their voting cards or proxies to anyone else who is remaining at the meeting.

Note: Except in cases where a unanimous resolution is required, a vote for a strata lot may not be exercised if the Strata Corporation is entitled to register a lien against the strata lot for unpaid strata fees or special levies owing to the strata corporation.

Enclosed with this Notice:

- Meeting Agenda, Page 2
- Insurance Certificate, Pages 3-6
- Financial Statements for the year ending Feb 28, 2008, Pages 7-9
- Fund Summaries and Estimates, Page 10
- Majority Vote Resolution & Proposed 2008 - 2009 Budget requiring vote of owners, Pages 11-13
- Schedule of proposed monthly Strata Fees for 2008-2009, Pages 14-16
- $\frac{3}{4}$ Vote Resolutions requiring vote of owners, Pages 17-18
- Spratt Emanuel Engineering Ltd. Report February 28, 2008 – Sound Transmission Testing, Pages 19-23
- Energy Efficient Lighting Retrofit Customer Information Sheet, Page 24
- Nomination Form for Strata Council Members
- Proxy Form

Date of delivery / mailing: April 7, 2008

AGENDA

- 1) Elect Chairperson, if necessary
- 2) Call to Order
- 3) Certification of Proxies & Corporate Representatives
- 4) Attendance / Determination of Quorum
- 5) Confirmation of Issuance of Voting Cards
- 6) Proof of Notice of Meeting
- 7) Approval of Minutes:
 - April 25, 2007 Annual General Meeting
- 8) Insurance Coverage Report
- 9) Strata Council Report
 - Vice President's Report
 - Satisfaction Survey Results
- 10) Budget
 - Surplus (majority vote)
 - Budget Approval (majority vote)
- 11) New Business:
 - a) ¾ Vote Resolution #1 – Bylaw Amendment - Hard Surface Flooring
 - b) ¾ Vote Resolution #2 - Funding for Common Area Interior Painting *
 - c) ¾ Vote Resolution #3 – Funding for Energy Efficient Lighting Retrofit in Parkade
 - d) ¾ Vote Resolution #4 – Change 6 Visitors' Parking Stalls to Owner Rental Stalls
 - e) ¾ Vote Resolution #5 – Increase the number of allowable rental units from 8 to 11
- 13) Election of 2008 – 2009 Strata Council
- 14) Adjournment

*

<p>THE STRATA COUNCIL WILL PROVIDE A SELECTION OF PAINT COLOURS FOR THE OWNERS TO CONSIDER. AT THE END OF THE MEETING, OWNERS WILL HAVE THE OPPORTUNITY TO VOTE FOR THEIR PREFERENCE. MAJORITY VOTE WILL DECIDE.</p>



RESIDENTIAL STRATA PROGRAM Certificate of Insurance

Name of Insured & Mailing Address:
The Owners of Strata Plan LMS 4512
c/o Interlink Realty Corporation
200 - 5771 No. 3 Road
Richmond, BC V6X 2C9

Name of Broker & Mailing Address:
CMW Insurance Services Ltd.
700-1901 Rosser Avenue
Burnaby, BC V5C 6R6

Location of Risk: 5700 Andrews Road, Richmond, BC V7E 6N7
Period of Insurance: May 31, 2007 to May 31, 2008
Both dated to 12:01 am Standard Time at the address of the Insured.
Total Premium: \$32,191.

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. CDN 1932
Insurance Company:
Waiver of Subrogation:

Premium (Section A): \$30,656.
Certificate No. RCP00332
As per Schedule of Subscribing Insurers attached
The Insurers rights of subrogation are waived against
Interlink Realty Corporation

Section	Sum Insured	Description of Coverages
A1	\$20,437,000.	Property of Every Description
A1	Not Covered	Business Interruption – 12 Months Indemnity
A2	Insured	Blanket Glass

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.
Guaranteed 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 Stated Amount Co-insurance.

Special Conditions:

Property additions, alterations and repairs are subject to a limit of 10% 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 \$1,000. except: Water Damage \$2,500.; Sewer Back-up \$2,500.; Residential Glass Breakage \$100.; Master Key \$250.; Earthquake 15% of the value of the building(s) involved in the loss (minimum \$100,000.); Flood \$10,000.; Loss or damage caused by Illegal Drug Activity as defined under Standard Conditions \$1,000.

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 CDN 1932 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 Fifty Million Dollars (\$50,000,000.) in any one loss or occurrence.

B. BOILER & MACHINERY

Master Policy No. CDN 1932BM
Insurance Company:

Deductible (Section B):

Loss Payable:

Waiver of Subrogation:

Premium (Section B): \$150.

Certificate No. RCP00332BM

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
Interlink Realty Corporation

Section	Limits of Liability	Description of Coverages
B	\$20,437,000.	Comprehensive Boiler & Machinery, Including By-laws.
B	Not Covered	Gross Rents – 12 Months Indemnity (24 hours waiting period)
B	Included	\$50,000. Extra Expense

C. LIABILITY PROTECTION

Master Policy No. CMWLIA03/06
Insurance Company:

Deductibles (Section C):

Additional Named Insured:

Premium (Section C): \$575.

Certificate No. CMW C1101

St. Paul Fire & Marine Insurance Company

2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7

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

\$10,000. Limited Pollution Liability

Interlink Realty Corporation

for their management of Strata Plan LMS 4512.

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	General Total Limit
C	\$10,000,000.	Aggregate, General Total Limit
C	\$10,000,000.	Non-Owned Automobile Liability
C	\$10,000,000.	Personal Injury and Advertising Injury Total Limit
C	\$10,000,000.	Products and Completed Work Total Limit
C	\$10,000,000.	Each Event Limit
C	\$10,000.	Medical Expense Limit
C	\$250,000.	Tenant Liability Limit
C	\$10,000,000.	Personal Injury Liability Limit
C	\$10,000,000.	Advertising Injury Liability Limit
C	\$1,000,000.	Limited Pollution Liability Limit
C	\$300,000.	Employers' Liability Limit
C	\$50,000.	Volunteer Accident Principal Sum (2/3 Weekly Gross Wages subject to maximum of \$500)
C	\$300,000.	Employee Benefits – Total Limit
C	\$300,000.	Employee Benefits – Each Wrongful Act Limit

D. PROFESSIONAL LIABILITY

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

Premium (Section D): \$810.
 Certificate No. CMW D0134
 Certificate No. CMW E0134
 ING Insurance Company of Canada
 400-2955 Virtual Way, Vancouver, BC V5M 4X6
 Nil
 \$1,000.
 Interlink Realty Corporation

Deductible (Section D1):
 Deductible (Section D2):
 Name of Insured (Section D2):

Section	Limits of Liability	Description of Coverages
D1	\$2,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D1	Not Covered	Discrimination Defense Costs Per Unsuccessful Action or Complaint
D1	Not Covered	Discrimination Defense Costs - Annual Aggregate
D2	\$2,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

E. CRIME PROTECTION

Master Policy No. CMWLIA03/06
 Insurance Company:

Premium (Section E): Not Covered
 Certificate No. CMW C1101
 St. Paul Fire & Marine Insurance Company
 2500-650 West Georgia Street, PO Box 11542,
 Vancouver, BC V6B 4N7
 Not Applicable

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	Not Covered	Broad Form Money and Securities
E	Not Covered	Employee Dishonesty Coverage - Form A, Comprehensive Dishonesty, Disappearance & Destruction Rider

The insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number CDN1932, CDN1932BM, CMWLIA03/06, 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.

SUBSCRIBING INSURERS**Section A. PROPERTY**

Master Policy No. CDN 1932 Certificate No. RCP00332

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	Section	Interest	Premium
Commonwealth Insurance Company	A1	50%	\$15,328.
St. Paul Fire & Marine Insurance Company	A1	50%	\$15,328.
St. Paul Fire & Marine Insurance Company	A2	100%	Included \$30,656.

June 11, 2007

E&OE/ LMS4512/PET/RI/RevSept1806


CMW Insurance Services Ltd.
 (Authorized Representative)



RESIDENTIAL STRATA PROGRAM Endorsement No. One

Name of Insured & Mailing Address:

The Owners of Strata Plan LMS 4512
c/o Interlink Realty Corporation
200 - 5771 No. 3 Road
Richmond BC V6X 2C9

Name of Broker & Mailing Address:

CMW Insurance Services Ltd.
700-1901 Rosser Avenue
Burnaby, BC V5C 6R6

Location of Risk: 5700 Andrews Road, Richmond, BC V7E 6N7

Endorsement Period: May 31, 2007 to May 31, 2008
Both dated to 12:01 am Standard Time at the address of the Insured.

Endorsement Premium: \$4,381. Additional

IT IS HEREBY UNDERSTOOD AND AGREED THAT:

The Limits of Liability with respect to:

1. Section A. Property of Every Description, and
2. Section B. Comprehensive Boiler & Machinery

are increased by \$2,920,400. to now read and cover in the amount of \$23,357,400.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

Schedule of Insurers

		<u>Interest</u>	<u>Additional Premium</u>
Section A. & B.	Master Policy No. CDN 1932	Certificate No. RCP00332	
	Commonwealth Insurance Company	Section A	50% \$ 2,191.
	St. Paul Fire & Marine Insurance Company	Section A	50% \$ 2,190.
	Commonwealth Insurance Company	Section B	100% Nil
Section C.	Policy No. CMW C1101		
	St. Paul Fire & Marine Insurance Company		100% Nil
Section D1.	Master Policy No. 501148987	Certificate No. CMW D0134	
Section D2.	Master Policy No. 501148986	Certificate No. CMW E0134	
	ING Insurance Company of Canada		100% Nil

July 10, 2007
E&OE /PET/LR
rev.12/03


CMW Insurance Services Ltd.
(Authorized Representative)

RIVERS REACH, Strata Plan LMS4512
BALANCE SHEET (Accrual)
YEAR ENDING FEBRUARY 28, 2008 (Unaudited)

ASSETS

Cash	
VanCity Operating Account	9,381.88
VanCity Reserve Fund Account	32,932.42
Petty Cash	300.00
Total Cash	42,614.30
Investments	
Term Deposit 2 - CRF	100,000.00
Total Short Term Investments	100,000.00
Receivables	
Strata Fees Receivable	3,733.16
Other Owner Receivables	405.00
Total Receivables	4,138.16
Prepaid Expense	
Prepaid Insurance	6,037.44
Prepaid Other	3,692.17
Total Prepaid Expense	9,729.61
Other Assets	
Security System Equipment	24,000.10
- Accum. Amort. Security Equip	(15,886.51)
Total Other Assets	8,113.59
TOTAL ASSETS	164,595.66

LIABILITIES

Prepayments	
Prepaid Strata Fees	215.34
Total Prepayments	215.34
Payables	
Accounts Payable	8,778.11
Accrued Liabilities - Operating Fund	5,481.87
Total Payables	14,259.98
TOTAL LIABILITIES	14,475.32
<u>OWNERS' EQUITY</u>	
Contingency Reserve Fund	132,932.42
Equity in Capital Assets	8,113.59
Operating Surplus (Deficit)	9,074.33
TOTAL OWNERS' EQUITY	150,120.34
TOTAL LIABILITIES & EQUITY	164,595.66

RIVERS REACH, Strata Plan LMS4512
INCOME STATEMENT (Accrual) - OPERATING FUND
YEAR ENDING FEBRUARY 28, 2008 (Unaudited)

REVENUE

Strata Maintenance Fees	340,037.76
Other Revenue	
Move In/Out Fees	6,525.00
Fines & Penalties	1,200.00
Key/Card/Remote Income	1,500.00
Late Payment Interest	42.52
Interest Earned	190.00
Locker Rental	440.00
Parking Income	3,960.00
Miscellaneous Income	21.46
Total Other Revenue	<u>13,878.98</u>
TOTAL REVENUE	353,916.74

OPERATING EXPENSE

Interior Repairs & Maintenance	
Carpet Cleaning	1,429.31
Doors - Interior	300.00
Electrical Repair & Maint.	2,956.73
Electrical - Supplies	1,744.12
Elevator Contract	3,814.20
HVAC (Heat/Vent/Air)	2,588.65
Janitorial	7,334.01
Restoration - Water Damage	1,913.30
Mechanical Contract Service	2,284.74
Painting & Patching Interior	1,485.75
Pest Control - Interior	100.70
Plumbing - Interior	3,646.65
Signage - Interior	19.88
Supplies & Equipment	269.20
Misc. Interior Repairs & Maint.	839.58
Total Interior Repairs & Maint	<u>30,726.82</u>
Exterior Repairs & Maintenance	
Balcony Repair & Maintenance	450.50
Door Repair	394.60
Electrical - Exterior	500.00
Pest Control - Exterior	132.50
Plumbing/Drainage - Exterior	185.50
Signage - Exterior	460.36
Windows/Skylights - Repairs	920.47
Misc. Exterior Expense	147.34
Total Exterior Repairs & Maint	<u>3,191.27</u>
Grounds	
Fencing & Gates	227.31
Landscaping Contract	18,979.68
Landscaping Repairs & Maint.	489.09
Lagoon Maintenance	4,430.61
Snow/Ice Removal	921.26
Sprinkler/Irrigation System	531.57
Refuse Removal	7,227.49
Walkway Repairs	1,245.50
Water Features	11,835.76
Total Grounds	<u>45,888.27</u>

RIVERS REACH, Strata Plan LMS4512
INCOME STATEMENT (Accrual) - OPERATING FUND
YEAR ENDING FEBRUARY 28, 2008 (Unaudited)

Parking	
Garage Doors	1,914.61
Parkade Exhaust Fans	360.40
Parkade Miscellaneous Expense	1,375.68
Total Parking	3,650.69
Security	
Entry System Service/Repair	2,226.50
Entry System Lease	5,226.25
Security Cards, Fobs, Remotes	970.92
Locks & Keys - Common Areas	1,763.14
Misc. Security Expense	664.20
Total Security	10,851.01
Life Safety	
Fire Alarm System Repair/Maint	7,298.57
Inspections - Fire Safety	2,698.67
Monitoring - Fire Alarm System	1,253.63
Monitoring - Elevator	763.04
Total Life Safety	12,013.91
Utilities	
Electricity	22,515.50
Gas	65,908.81
Total Utilities	88,424.31
General & Administrative	
Accounting / Audit Fees	466.41
Bank Charges	135.00
Caretaker Contract	25,380.00
Courier Fees	27.12
Documentation Fees	52.26
Engineering Fees	2,085.04
Insurance Premium	36,984.76
Legal Fees	402.18
Management Fees	27,146.26
Membership Fees	733.33
On-Site Office Expense	302.47
Permits & Licences	254.92
Photocopying	4,288.94
Postage	439.96
Seminars & Meetings	120.00
Telephone / Fax / Pager	797.17
Misc. General & Admin. Expense	280.31
Total General & Administrative	99,896.13
TOTAL OPERATING EXPENSE	294,642.41
TRANSFER TO RESERVE FUND	50,200.00
OPERATING SURPLUS	9,074.33

RIVERS REACH, STRATA PLAN LMS 4512

Pursuant to Regulations 6.6 and 6.7 of Section 103 of the Strata Property Act of British Columbia, the following information is provided in addition to the strata corporation's Financial Statements and Annual Operating Budget attached hereto.

FUND SUMMARIES FOR PERIOD MAR 1, 2007 to FEB 28, 2008 (YEAR ENDED)

FUND ESTIMATES FOR PERIOD MAR 1, 2008 to FEB 28, 2009 (NEW YEAR)

OPERATING FUND

	<u>Income \$</u>	<u>Expense \$</u>	<u>Balance \$</u>
Opening Balance March 1, 2007			14,927
Transfer to Contingency Reserve Fund per AGM April 2007		14,927	0
Owner's Monthly Contributions	340,038		340,038
Transfer to Contingency Reserve Fund		50,200	289,838
Other Income	13,879		303,717
Expenditures		294,642	9,074
Closing Balance Feb 2008			9,074
Opening Balance March 1, 2008			9,074
Proposed Transfer of part of 2008 Surplus to Contingency Reserve Fund		5,000	4,074
Proposed Owner's Monthly Contributions	356,698		360,772
Proposed Transfer to Contingency Reserve Fund		50,200	310,572
Proposed Other Income	11,130		321,702
Proposed Expenditures		317,628	4,074
Proposed Closing Cash Balance Feb 2009			4,074

CONTINGENCY RESERVE FUND

	<u>Income \$</u>	<u>Expense \$</u>	<u>Balance \$</u>
Opening Balance March 1, 2007			145,705
Transfer Surplus from Operating Fund per AGM April 2007	14,927		160,632
Owner's Monthly Contributions	50,200		210,832
Other Income (interest)	3,819		214,652
Expenditures (Exterior Painting Project)		81,719	132,932
Closing Balance Feb 2008			132,932
Opening Balance March 1, 2008			132,932
Proposed Transfer of part of 2008 Operating Surplus to CRF	5,000		137,932
Proposed Owner's Monthly Contributions	50,200		188,132
Proposed Other Income (interest)	3,500		191,632
Proposed Expenditure (Interior Painting Project)		50,000	141,632
Proposed Expenditure (Parkade Lighting Retrofit)		20,000	121,632
Proposed Closing Cash Balance Feb 2009			121,632

BUDGET

MAJORITY VOTE RESOLUTION - Surplus

WHEREAS Section 105(1) of the *Strata Property Act* requires that, unless otherwise approved by a $\frac{3}{4}$ vote resolution of the owners, if there is an operating fund surplus at the fiscal year end of the strata corporation, it must (a) be transferred to the contingency reserve fund; or (b) carried forward as part of the operating fund, as a surplus; or (c) used to reduce the total contribution to the next year's operating fund;

And WHEREAS it has been determined that the strata corporation has an operating fund surplus in the amount of \$9,074 for the year ended February 29, 2008, and the strata council is of the opinion that the best use for that surplus is to transfer \$5,000 to the Contingency Reserve Fund and carry forward \$4,074 as part of the operating fund, as a surplus.

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan LMS4512 that \$5,000 of the operating fund surplus be transferred to the Contingency Reserve Fund and \$4,074 be carried forward as part of the operating fund, as a surplus.

RIVERS REACH - Strata Plan LMS 4512 PROPOSED BUDGET for Period March 1, 2008 to February 28, 2009

	Mar 2007 to Feb 2008 APPROVED BUDGET	Mar 2007 to Feb 2008 YEAR END ACTUAL	Mar 2008 to Feb 2009 PROPOSED BUDGET	NOTES
OPERATING FUND				

REVENUE

Strata Maintenance Fees	340,038	340,038	356,698	increase of 4.9%
-------------------------	---------	---------	---------	------------------

Other Revenue

Move In/Out Fees	6,000	6,525	5,000	
Fines & Penalties	0	1,200	0	
Key/Card/Remote Income	0	1,500	1,500	
Late Payment Interest	0	43	0	
Interest Earned	200	190	190	
Locker Rental	480	440	480	
Parking Income	6,500	3,960	3,960	
Miscellaneous Income	0	21	0	
Total Other Revenue	13,180	13,879	11,130	

TOTAL REVENUE	353,218	353,917	367,828	
----------------------	----------------	----------------	----------------	--

OPERATING EXPENSE

Interior Repairs & Maintenance

Carpet Cleaning	1,500	1,429	2,400	1 deep clean, 1 light clean, 2-by elevators on ea. floor
Doors - Interior	300	300	300	
Dryer Vent Cleaning	0	0	3,150	bi-annual dryer vent cleaning from the outside
Electrical Repair & Maint.	3,000	2,957	1,200	
Electrical - Supplies	1,800	1,744	1,800	
Elevator Contract	3,752	3,814	3,814	
HVAC (Heat/Vent/Air)	3,000	2,589	2,800	
Janitorial	0	7,334	0	
Restoration - Water Damage	0	1,913	100	
Mechanical Contract Service	2,976	2,285	2,285	preventative maintenance & filters,belts,adjustments
Painting & Patching Interior	1,500	1,486	100	
Pest Control - Interior	200	101	200	
Plumbing - Interior	4,000	3,647	2,500	
Renovations - Interior	300	0	500	misc for Outlook Lounge
Signage - Interior	200	20	500	directional signs by elevators
Supplies & Equipment	500	269	250	
Misc. Interior Repairs & Maint.	1,000	840	0	
Total Interior Repairs & Maint	24,028	30,727	21,899	

RIVERS REACH - Strata Plan LMS 4512
PROPOSED BUDGET for Period March 1, 2008 to February 28, 2009

OPERATING FUND	Mar 2007 to Feb 2008 APPROVED BUDGET	Mar 2007 to Feb 2008 YEAR END ACTUAL	Mar 2008 to Feb 2009 PROPOSED BUDGET	NOTES
Exterior Repairs & Maintenance				
Balcony Repair & Maintenance	400	451	500	
Building Envelope Maintenance	2,000	0	2,000	misc. siding repairs & caulking
Door Repair	700	395	3,000	repair doors and frames
Electrical - Exterior	700	500	700	
Gutter Cleaning and Repair	0	0	2,940	cleaning interior of gutters
Pest Control - Exterior	200	133	200	Wasps, rodents if required
Plumbing/Drainage - Exterior	1,600	186	500	cleaning sumps in parkade
Power washing / Cleaning	250	0	0	
Roof Repairs	500	0	0	
Signage - Exterior	0	460	200	replace existing signage by ponds
Windows/Skylights - Repairs	400	920	1,000	
Window Cleaning	4,000	0	5,875	inaccessible windows & balcony glass cleaning
Misc. Exterior Expense	200	147	200	
Total Exterior Repairs & Maint	10,950	3,191	17,115	
Grounds				
Fencing & Gates	200	227	200	
Landscaping Contract	18,843	18,980	19,000	
Landscaping Repairs & Maint.	3,000	489	2,130	drain rock - side of bldg \$2,025, 2 anchor rocks \$105
"			500	misc plant material
Lagoon Maintenance	4,431	4,431	4,431	Waterways Committee - Operating & Reserve Fund
Pest Control - Grounds	300	0	0	budgeted under Pest Control - Exterior
Snow/Ice Removal	0	921	800	
Sprinkler/Irrigation System	1,300	532	1,000	
Refuse Removal	7,283	7,227	7,500	
Supplies & Equipment - Grounds	50	0	0	
Walkway Repairs	2,000	1,246	10,920	remove grass/weeds & rebuild gravel walkways
"			915	repair pavers at fire lane
Water Features	13,500	11,836	6,000	
Misc. Grounds Expense	100	0	200	
Total Grounds	51,007	45,888	53,596	
Parking				
Garage Doors	1,500	1,915	2,000	service and replacement parts
Parking Lot Cleaning/Power wash	500	0	0	
Parkade / Parking Lot Repairs	200	0	0	
Parkade / Parking Lot Painting	200	0	0	
Parkade Exhaust Fans	0	360	0	
Parkade Miscellaneous Expense	100	1,376	200	last year included parking danglers \$1,057
Total Parking	2,500	3,651	2,200	
Security				
Entry System Service/Repair	2,500	2,227	2,500	
Entry System Lease	5,236	5,226	0	paid out in full July 2007
Security Cards, Fobs, Remotes	0	971	1,000	
Locks & Keys - Common Areas	900	1,763	500	
Security Locks	100	0	0	
Video/Digital Security System	1,000	0	0	
Misc. Security Expense	0	664	500	
Total Security	9,736	10,851	4,500	

RIVERS REACH - Strata Plan LMS 4512
PROPOSED BUDGET for Period March 1, 2008 to February 28, 2009

OPERATING FUND	Mar 2007 to Feb 2008 APPROVED BUDGET	Mar 2007 to Feb 2008 YEAR END ACTUAL	Mar 2008 to Feb 2009 PROPOSED BUDGET	NOTES
Life Safety				
Fire Alarm System Repair/Maint	500	7,299	2,000	
Inspections - Fire Safety	1,900	2,699	2,800	
Monitoring - Fire Alarm System	500	1,254	1,250	Arpel Secrity Systems & phone line
Monitoring - Elevator	1,450	763	780	phone line for elevator alarm
Sprinkler System Repair/Maint.	250	0	250	
Misc. Life Safety	300	0	300	
Total Life Safety	4,900	12,014	7,380	
Utilities				
Electricity	25,500	22,516	25,500	
Gas	65,500	65,909	65,500	
Total Utilities	91,000	88,424	91,000	
General & Administrative				
Emergency Response	0	0	1,000	Caretaker call-outs
Accounting / Audit Fees	2,200	466	1,050	Review & annual real estate trust audit
Bank Charges	150	135	150	
Caretaker Contract	38,160	25,380	39,690	
Courier Fees	75	27	50	
Documentation Fees	0	52	50	
Engineering Fees	100	2,085	2,520	annual inspection & maintenance requirements.
Insurance Premium	35,435	36,985	41,500	estimated based on increased replacement value
Legal Fees	500	402	500	
Management Fees	27,275	27,146	26,933	service contract
Mngt. Fees - Miscellaneous	265	0	265	possible unscheduled General Meeting
Membership Fees	550	733	550	Condominium Homeowners' Association
On-Site Office Expense	0	302	350	
Permits & Licences	175	255	260	
Photocopying	2,500	4,289	3,000	
Postage	436	440	450	
Seminars & Meetings	275	120	120	cost of hall rental for AGM
Strata Council Expense	200	0	500	annual strata council dinner meeting
Telephone / Fax / Pager	0	797	800	strata cell phone
Uninsured Loss	400	0	0	
Misc. General & Admin. Expense	200	280	200	
Total General & Administrative	108,896	99,896	119,938	
TOTAL OPERATING EXPENSE	303,018	294,642	317,628	
TRANSFER TO RESERVE FUND	50,200	50,200	50,200	
TOTAL EXPENSE	353,218	344,842	367,828	
OPERATING SURPLUS (DEFICIT)	0	9,074	0	

Rivers Reach Strata Plan LMS 4512
Proposed Strata Fees March 2008 to February 2009

Unit No.	Strata Lot	Unit Entitlement	U/E Percent	Monthly CRF Contribution	Monthly Operating Contribution	Total Monthly Strata Fee	Unit No.
101	1	74	0.6390%	26.73	163.22	189.95	101
102	2	61	0.5268%	22.04	134.55	156.58	102
103	3	70	0.6045%	25.29	154.40	179.68	103
104	4	80	0.6908%	28.90	176.45	205.35	104
105	5	100	0.8636%	36.13	220.57	256.69	105
106	6	74	0.6390%	26.73	163.22	189.95	106
107	7	82	0.7081%	29.62	180.86	210.49	107
108	8	63	0.5440%	22.76	138.96	161.72	108
109	9	82	0.7081%	29.62	180.86	210.49	109
110	10	61	0.5268%	22.04	134.55	156.58	110
111	11	70	0.6045%	25.29	154.40	179.68	111
112	12	74	0.6390%	26.73	163.22	189.95	112
113	81	100	0.8636%	36.13	220.57	256.69	113
114	82	74	0.6390%	26.73	163.22	189.95	114
115	83	70	0.6045%	25.29	154.40	179.68	115
116	84	61	0.5268%	22.04	134.55	156.58	116
117	85	74	0.6390%	26.73	163.22	189.95	117
118	86	82	0.7081%	29.62	180.86	210.49	118
119	87	100	0.8636%	36.13	220.57	256.69	119
120	88	80	0.6908%	28.90	176.45	205.35	120
121	89	81	0.6995%	29.26	178.66	207.92	121
122	90	100	0.8636%	36.13	220.57	256.69	122
123	91	81	0.6995%	29.26	178.66	207.92	123
124	92	64	0.5527%	23.12	141.16	164.28	124
125	93	64	0.5527%	23.12	141.16	164.28	125
126	94	82	0.7081%	29.62	180.86	210.49	126
127	95	61	0.5268%	22.04	134.55	156.58	127
128	96	71	0.6131%	25.65	156.60	182.25	128
129	97	83	0.7168%	29.98	183.07	213.05	129
130	98	74	0.6390%	26.73	163.22	189.95	130
131	13	82	0.7081%	29.62	180.86	210.49	131
132	14	88	0.7599%	31.79	194.10	225.89	132
133	15	74	0.6390%	26.73	163.22	189.95	133
134	16	71	0.6131%	25.65	156.60	182.25	134
135	17	62	0.5354%	22.40	136.75	159.15	135
136	18	83	0.7168%	29.98	183.07	213.05	136
137	19	80	0.6908%	28.90	176.45	205.35	137
201	20	75	0.6477%	27.09	165.42	192.52	201
202	21	61	0.5268%	22.04	134.55	156.58	202
203	22	70	0.6045%	25.29	154.40	179.68	203
204	23	80	0.6908%	28.90	176.45	205.35	204
205	24	101	0.8722%	36.49	222.77	259.26	205
206	25	75	0.6477%	27.09	165.42	192.52	206
207	26	83	0.7168%	29.98	183.07	213.05	207
208	27	63	0.5440%	22.76	138.96	161.72	208
209	28	83	0.7168%	29.98	183.07	213.05	209
210	29	61	0.5268%	22.04	134.55	156.58	210
211	30	71	0.6131%	25.65	156.60	182.25	211
212	31	75	0.6477%	27.09	165.42	192.52	212
213	99	101	0.8722%	36.49	222.77	259.26	213
214	100	76	0.6563%	27.46	167.63	195.09	214
215	101	71	0.6131%	25.65	156.60	182.25	215
216	102	61	0.5268%	22.04	134.55	156.58	216

Rivers Reach Strata Plan LMS 4512
Proposed Strata Fees March 2008 to February 2009

Unit No.	Strata Lot	Unit Entitlement	U/E Percent	Monthly CRF Contribution	Monthly Operating Contribution	Total Monthly Strata Fee	Unit No.
217	103	75	0.6477%	27.09	165.42	192.52	217
218	104	84	0.7254%	30.35	185.28	215.62	218
219	105	101	0.8722%	36.49	222.77	259.26	219
220	106	80	0.6908%	28.90	176.45	205.35	220
221	107	83	0.7168%	29.98	183.07	213.05	221
222	108	101	0.8722%	36.49	222.77	259.26	222
223	109	81	0.6995%	29.26	178.66	207.92	223
224	110	64	0.5527%	23.12	141.16	164.28	224
225	111	64	0.5527%	23.12	141.16	164.28	225
226	112	83	0.7168%	29.98	183.07	213.05	226
227	113	62	0.5354%	22.40	136.75	159.15	227
228	114	71	0.6131%	25.65	156.60	182.25	228
229	115	84	0.7254%	30.35	185.28	215.62	229
230	116	75	0.6477%	27.09	165.42	192.52	230
231	32	83	0.7168%	29.98	183.07	213.05	231
232	33	89	0.7686%	32.15	196.30	228.46	232
233	34	75	0.6477%	27.09	165.42	192.52	233
234	35	71	0.6131%	25.65	156.60	182.25	234
235	36	62	0.5354%	22.40	136.75	159.15	235
236	37	84	0.7254%	30.35	185.28	215.62	236
237	38	80	0.6908%	28.90	176.45	205.35	237
301	39	80	0.6908%	28.90	176.45	205.35	301
302	40	76	0.6563%	27.46	167.63	195.09	302
303	41	61	0.5268%	22.04	134.55	156.58	303
304	42	70	0.6045%	25.29	154.40	179.68	304
305	43	80	0.6908%	28.90	176.45	205.35	305
306	44	101	0.8722%	36.49	222.77	259.26	306
307	45	76	0.6563%	27.46	167.63	195.09	307
308	46	83	0.7168%	29.98	183.07	213.05	308
309	47	64	0.5527%	23.12	141.16	164.28	309
310	48	64	0.5527%	23.12	141.16	164.28	310
311	49	83	0.7168%	29.98	183.07	213.05	311
312	50	61	0.5268%	22.04	134.55	156.58	312
313	51	70	0.6045%	25.29	154.40	179.68	313
314	52	75	0.6477%	27.09	165.42	192.52	314
315	117	101	0.8722%	36.49	222.77	259.26	315
316	118	75	0.6477%	27.09	165.42	192.52	316
317	119	70	0.6045%	25.29	154.40	179.68	317
318	120	61	0.5268%	22.04	134.55	156.58	318
319	121	75	0.6477%	27.09	165.42	192.52	319
320	122	84	0.7254%	30.35	185.28	215.62	320
321	123	101	0.8722%	36.49	222.77	259.26	321
322	124	80	0.6908%	28.90	176.45	205.35	322
323	125	83	0.7168%	29.98	183.07	213.05	323
324	126	102	0.8808%	36.85	224.98	261.82	324
325	127	80	0.6908%	28.90	176.45	205.35	325
326	128	64	0.5527%	23.12	141.16	164.28	326
327	129	64	0.5527%	23.12	141.16	164.28	327
328	130	83	0.7168%	29.98	183.07	213.05	328
329	131	62	0.5354%	22.40	136.75	159.15	329
330	132	71	0.6131%	25.65	156.60	182.25	330
331	133	84	0.7254%	30.35	185.28	215.62	331
332	134	75	0.6477%	27.09	165.42	192.52	332

Rivers Reach Strata Plan LMS 4512
Proposed Strata Fees March 2008 to February 2009

Unit No.	Strata Lot	Unit Entitlement	U/E Percent	Monthly CRF Contribution	Monthly Operating Contribution	Total Monthly Strata Fee	Unit No.
333	53	83	0.7168%	29.98	183.07	213.05	333
334	54	89	0.7686%	32.15	196.30	228.46	334
335	55	75	0.6477%	27.09	165.42	192.52	335
336	56	71	0.6131%	25.65	156.60	182.25	336
337	57	61	0.5268%	22.04	134.55	156.58	337
338	58	84	0.7254%	30.35	185.28	215.62	338
339	59	80	0.6908%	28.90	176.45	205.35	339
401	60	80	0.6908%	28.90	176.45	205.35	401
402	61	74	0.6390%	26.73	163.22	189.95	402
403	62	63	0.5440%	22.76	138.96	161.72	403
404	63	72	0.6218%	26.01	158.81	184.82	404
405	64	80	0.6908%	28.90	176.45	205.35	405
406	65	100	0.8636%	36.13	220.57	256.69	406
407	66	74	0.6390%	26.73	163.22	189.95	407
408	67	82	0.7081%	29.62	180.86	210.49	408
409	68	64	0.5527%	23.12	141.16	164.28	409
410	69	63	0.5440%	22.76	138.96	161.72	410
411	70	82	0.7081%	29.62	180.86	210.49	411
412	71	63	0.5440%	22.76	138.96	161.72	412
413	72	73	0.6304%	26.37	161.01	187.38	413
414	73	74	0.6390%	26.73	163.22	189.95	414
415	135	100	0.8636%	36.13	220.57	256.69	415
416	136	74	0.6390%	26.73	163.22	189.95	416
417	137	72	0.6218%	26.01	158.81	184.82	417
418	138	63	0.5440%	22.76	138.96	161.72	418
419	139	74	0.6390%	26.73	163.22	189.95	419
420	140	83	0.7168%	29.98	183.07	213.05	420
421	141	101	0.8722%	36.49	222.77	259.26	421
422	142	117	1.0104%	42.27	258.06	300.33	422
423	143	115	0.9931%	41.54	253.65	295.19	423
424	144	64	0.5527%	23.12	141.16	164.28	424
425	145	64	0.5527%	23.12	141.16	164.28	425
426	146	82	0.7081%	29.62	180.86	210.49	426
427	147	63	0.5440%	22.76	138.96	161.72	427
428	148	72	0.6218%	26.01	158.81	184.82	428
429	149	82	0.7081%	29.62	180.86	210.49	429
430	150	74	0.6390%	26.73	163.22	189.95	430
431	74	82	0.7081%	29.62	180.86	210.49	431
432	75	88	0.7599%	31.79	194.10	225.89	432
433	76	74	0.6390%	26.73	163.22	189.95	433
434	77	72	0.6218%	26.01	158.81	184.82	434
435	78	63	0.5440%	22.76	138.96	161.72	435
436	79	83	0.7168%	29.98	183.07	213.05	436
437	80	80	0.6908%	28.90	176.45	205.35	437
		11580	100.00%	\$ 4,183.33	\$ 25,541.50	\$ 29,724.83	
				x 12	x 12	x 12	
Annual				\$ 50,200.00	\$ 306,498.00	\$ 356,698.00	

¾ VOTE RESOLUTION #1 – Bylaw Amendment - Hard Surface Flooring

Preamble

In 2007, the Council sought the opinion of a lawyer practicing in the area of strata property law on the issue of hard surface flooring and noise complaints. In addition to the legal opinion, Council hired a professional engineering firm to measure the current decibel level in suites below suites that have the original (carpeted) material installed. This was done to set a base line for acceptable sound transmission per the corporation's bylaw 4.9.

The resolution calls for the amendment of bylaw 4 of the current bylaws to add bylaw 4.10.

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN LMS 4512 (the "Strata Corporation") that the bylaws of the strata corporation be amended by the addition of Bylaw 4.10 as follows:

Bylaw 4.10

Where an owner or occupant of a strata lot above the first floor replaces or authorizes the replacement of any existing flooring material, the owner must ensure that the new material meets or exceeds the following requirements for sound transmission measured in decibels inside the suite below:

- * Regular foot traffic - must not exceed 70 dB in the suite below
- * Heavy foot traffic - must not exceed 80 dB in the suite below

If a noise complaint results from a change of flooring materials, the Owner must, at the Owner's expense, retain the services of a Strata Council-approved professional engineer to measure the decibel levels in the suite below and provide certification that the installed flooring does not exceed the above decibel levels. If the sound transmission exceeds these decibel levels, the Owner must remove the material and install material that will not exceed the maximum decibel levels.

¾ VOTE RESOLUTION #2 – Funding for Common Area Interior Painting

WHEREAS Strata Plan LMS4512 wish to proceed with a project to repaint the interior common areas of the building to improve the appearance, including:

Hallway walls – 4 levels	Utility doors and door frames
Hallway ceilings – 4 levels	Elevator doors and frames
Stairwell walls	Parkade vestibules, ceilings and walls - 2
Stairwell ceilings	Metal ceiling access panels
Lobby and entrance walls and ceilings	Hallway drywall repairs
Suite doors	Stairwell textured ceiling repair
Suite doorframes	Remove and apply new stenciled lettering on doors

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN LMS 4512 (the "Strata Corporation") to expend a sum of money not exceeding \$50,000 (including GST) for the purpose of the interior painting project.

This expenditure is to be funded by way of a withdrawal from the Contingency Reserve Fund not exceeding \$50,000.

¾ VOTE RESOLUTION #3 – Funding for Energy Efficient Lighting Retrofit in Parkade

WHEREAS Strata Plan LMS4512 wish to proceed with a project to retrofit the lighting in the parkade to reduce future energy costs;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN LMS 4512 (the "Strata Corporation") to expend a sum of money not exceeding \$20,000 (including GST) for the purpose of the parkade lighting retrofit project.

This expenditure is to be funded by way of a withdrawal from the Contingency Reserve Fund not exceeding \$20,000.

¾ VOTE RESOLUTION #4 – Change Six (6) Visitors' Parking Stalls to Owner Rental Stalls

WHEREAS Bylaw 40.14 of Strata Plan LMS 4512 (Rivers Reach) states:

Visitor parking is for visitors of Rivers Reach residents only. Owners/tenants are prohibited from parking in the visitor parking.

And WHEREAS street parking on Andrews Road can be difficult for owners/residents to obtain, and owners may desire an assured, owner-designated parking stall in the Rivers Reach parkade;

BE IT RESOLVED by a ¾ vote of THE OWNERS, STRATA PLAN LMS 4512 (the "Strata Corporation") that six (6) stalls in visitor parking, located west of the overhead garage door and adjacent to the refuse room, be removed from visitor parking and be assigned to the strata corporation for the sole and exclusive purpose of providing rental parking for owners/residents of Rivers Reach;

And that these rental parking stalls be subject to Bylaw 40 (Parking) of Strata Plan LMS 4512;

And that the strata council shall, through its Agent, maintain a list of parking stalls available for rent by owners/residents;

And that strata council shall set a pre-paid annual rental fee.

¾ VOTE RESOLUTION #5 – Bylaw Amendment to increase the number of rental units from 8 to 11

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

BE IT RESOLVED by a ¾ vote of THE OWNERS, STRATA PLAN LMS 4512 (the "Strata Corporation") that the bylaws of the Strata Corporation be and are hereby amended as follows:

Bylaw 43.1 filed in the Land Title Office on April 22, 2004 be amended to read as follows:

The number of strata lots within the strata corporation that may be leased at any one time is limited to eleven (11).

Our File No.: I07-045
28 February 2008

2348 Yukon Street
Vancouver, BC
Canada V5Y 3T6
Phone 604 872-1211
Fax 604 872-1274

Interlink Realty Corporation
#200 – 5771 No. 3 Road
Richmond, B.C. V6X 2C9
(Fax: 604-275-2578)
(Email: blarsson@interlink-realty.com)

Attention: Mr. Ben Larsson

Dear Sir:

**Re: Rivers Reach – 5700 Andrews Road, Richmond, B.C.
– Sound Transmission Testing (REVISED)**

1 GENERAL DESCRIPTION

- 1.1 Spratt Emanuel Engineering Ltd. (SEE) was retained to advise on minimizing vertical sound transmission between suites at Rivers Reach – 5700 Andrews Road, Richmond, B.C. Specifically, the Strata requested that SEE provide recommendations for hardwood floor installation such that the sound transmission will not exceed the current levels. Sound transmission measurements between vertically adjoining suites were requested as a benchmark for comparison with future new flooring installation.
- 1.2 Mssrs. Sam Brunelle and Clifford Sutton of SEE attended the site on 8 January 2008 in order to obtain baseline levels of sound transmission through the existing finish materials. A summary of these observations is included below.
- 1.3 The property located at 5700 Andrews Road, Richmond, B.C. is a four-storey, Strata-titled, wood frame condominium complex. As depicted in a detail provided by the property manager (**Appendix A**), the floor assembly is constructed as 1.5" concrete topping on plywood sheathing on 2"x10" wood joists with approximately 6" of fibreglass batt insulation, and gypsum wallboard installed on metal hat track channels on the underside.

2 PROCEDURE

- 2.1 Sound transmission testing was conducted using a modified procedure based upon ASTM E 1007-04, "Standard Test Method for Field Measurement of Tapping Machine Impact Sound Transmission Through Floor-Ceiling Assemblies and Associated Support Structures."

- 2.2 The test method E 1007 notes, "The tapping machine ... is not designed to simulate any one type of impact, such as male or female footsteps nor to simulate the weight of a human walker." The method goes on to say, "the subjectively annoying creak or boom generated by human footfalls on a limber floor assembly may not be adequately evaluated by this test method."
- 2.2.1 In place of a standard tapping machine, impact noise was generated with a framing hammer striking the finished floor surface.
- 2.2.2 Additional impact noise was generated by human footfalls, both shod and unshod. Footfalls were evaluated at a regular (walking) level and a heavy (stomping) level.
- 2.3 Testing was conducted in Suites 308 and 408, which are aligned vertically. Tapping and footfalls were generated in the upper-suite (#408) and measured first within the suite and then in the suite below (#308). Each measurement was repeated five times by either repeatedly striking the hammer or striding across the room. The five readings for each noise source in each suite are averaged and presented below.
- 2.4 All sound levels were measured in dB (decibels) using a digital sound level meter manufactured by Radio Shack (model # 33-2055). The meter is accurate to ± 2 dB over a range of 50 dB to 126 dB. During testing the meter was set to respond to frequencies in the 32 to 10,000 Hz range, which includes the human ear's most sensitive range.

3 OBSERVATIONS

- 3.1 The results of sound transmission testing:

	Suite 408	Suite 308
Ambient (light conversation)	68 dB	68 dB
Hammer Tap		
Carpet	88 dB	80 dB
Tile	87 dB	61 dB
Regular Footfall		
Shod		
Carpet	73 dB	69 dB
Tile	83 dB	69 dB
Unshod		
Carpet	78 dB	69 dB
Tile	77 dB	66 dB
Heavy Footfall		
Shod		
Carpet	94 dB	78 dB
Tile	87 dB	71 dB
Unshod		
Carpet	87 dB	79 dB
Tile	81 dB	72 dB

- 3.2 Measurements made in Suite 408 are for reference only to offer a means of evaluating the existing impact sound attenuation through the floor assembly.
- 3.3 In Suite 408, the floor finishes included carpet with underlayment pad and ceramic tile. The thickness and composition of the carpet underlayment are unknown. Ceramic tile is assumed to be installed directly upon the plywood subfloor, but the assembly was not available for review.

4 Conclusions and Recommendations

- 4.1 The most important factor influencing impact sound attenuation in wood joist floors is the makeup of the subfloor and ceiling layers. Increasing the mass (with additional or denser layers) of these assemblies is the easiest way to increase acoustic isolation between suites.
 - 4.1.1 Increasing the mass of the floor assembly with a gypsum or concrete topping will increase the attenuation of low frequency noise (thumping) while producing less low frequency noise from traffic vibration. However, the hard surfaces may increase high frequency noise, illustrating the inherent trade-off in sound attenuation: dense, heavy materials isolate low frequencies but conduct high frequencies. Attenuation of high frequency noise is accomplished by isolating elements with air space to reduce vibration transmission between them.
 - 4.1.2 Very poor attenuation of impact sound is attained when ceiling gypsum board is fastened directly to the floor joists above. Separation of these elements is typically done with resilient metal channels, but spring hangers or separate joists can provide improved sound isolation.
- 4.2 Effective control of sound transmission is most easily accomplished by including materials and techniques in the original construction. Increasing acoustic isolation in a retrofit application is limited by the amount of work contemplated; for re-flooring, the only effective measure available is inclusion of an additional layer in the flooring assembly.
 - 4.2.1 There are a large number of flooring underlayments manufactured from a variety of materials in an array of sizes, and manufacturers' literature makes many claims about the sound attenuation properties. However, sound transmission is largely dependent upon the design of the flooring assemblies and the quality of the construction techniques. Evaluation of sound attenuation is largely a subjective measure made by the occupants, and the in situ performance of any underlayment is impossible to evaluate until the system is fully installed.
 - 4.2.2 **SEE recommends that all new wood flooring installations include an 8mm to 10mm thick, resilient rubber underlayment designed for attenuation of impact noise.** A specific product reference meeting these qualifications is Regupol-QT(scu) manufactured by Ecore International from recycled rubber and cork, and available in rolls

of 5mm and 10mm thickness. Alternatively, Duracoustic is a similar product that is 8mm thick and manufactured from recycled rubber.

4.2.3 SEE can provide further recommendations for additional layers for the flooring assembly should the rubber underlayment prove insufficient. However, further sound attenuation would be achieved with a poured concrete topping on the rubber mat, additional acoustic insulation in the joist space, decoupling the gypsum ceilings from the floor joists, or adding sound attenuation layers to the ceiling assemblies. These measures are considerably larger in scope than an underlayment and should only be contemplated if necessary.

4.3 Impact sound transmission measurements made in Suite 308 provide a consistent baseline for evaluating the impact of changing floor materials throughout the building. To conform with the Strata Bylaw requirement that changes to flooring material do not transmit more sound, the following reference levels may be used:

4.3.1 Regular foot traffic: approx. 70 dB in the suite below.

4.3.2 Heavy foot traffic: approx. 80 dB in the suite below.

Please do not hesitate to contact us if you have any questions regarding the content of this report.

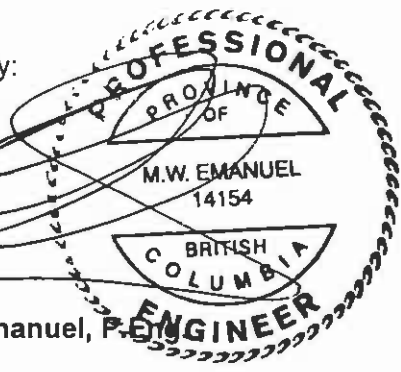
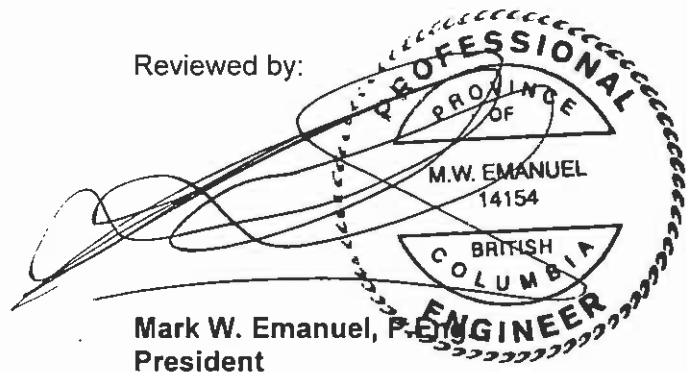
Yours truly,
Spratt Emanuel Engineering Ltd.
Per:



Clifford Sutton, M.Eng., E.I.T.
Project Consultant

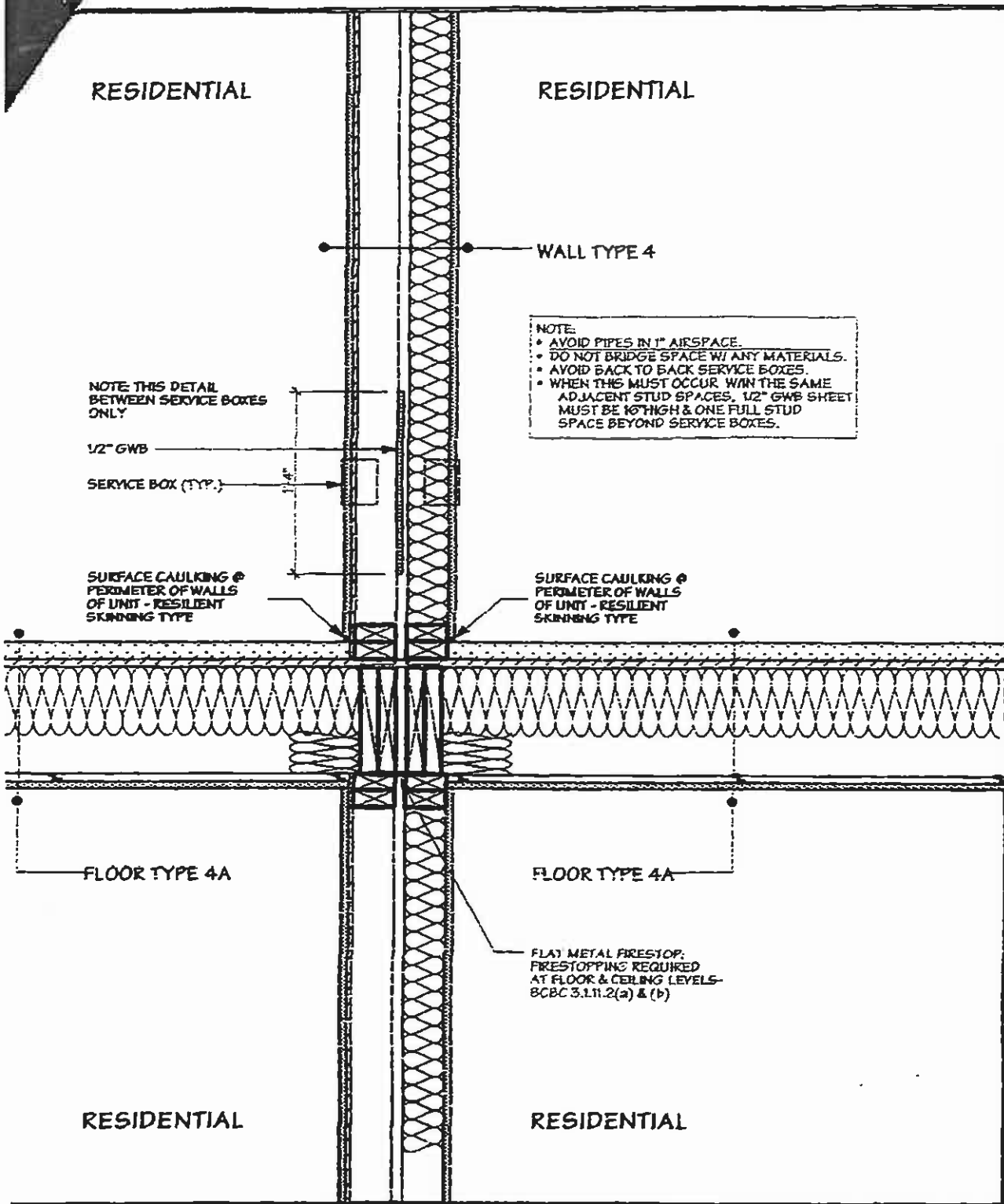
CS/cs/Encl.

Reviewed by:



Mark W. Emanuel, P.Eng.
President

APPENDIX A



RAHAM CROCKART ARCHITECT INC.

94-3284 WOODBINE DRIVE, NORTH VANCOUVER, B.C. V7E 2S-
L1 (604) 860-7517 FAX: (604) 860-2483

Copyright reserved. This drawing is the exclusive property of
Raham Crockart Architect Inc.
& cannot be used without the Architect's consent.

Drawing Title:

PARTY WALL @ PARTY FLOOR

Project:

Southcove Lot C
5700 Andrew's Road, Richmond, BC

Date:

Dec 4, 2000

Scale:

1" = 1'-0"

Project Number:

00650

30.20.300

Energy Efficient Lighting Retrofit Customer Information Sheet

Audit prepared by: BC Lease-Lite Ltd.
 Contact: Wally and Ron
 Address: 3531 Commercial Street
 City/Province: Vancouver, BC
 Phone: 604-876-2626
 Fax: 604-876-1574
 PIP# 8595

Customer Name: Interlock Realty
 Customer Contact: Ben Larsson
 Address: 7200 - 5711 #3 Road
 City/Province: Richmond, BC
 Installation Address: 5700 Andrews Road Richmond BC
 Energy Rate: \$ 0.0600
 Voltage: 120



RECEIVED FEB 7 - 2008

Seq No.	Floor Level	Area Name Task Description	Existing						Retrofit						Comments Concerns
			Lamps per Luminaire	Luminaire Quantity	Annual Hours	Luminaire Watts	Demand (kW)	Energy (kWh)	Luminaire Description	Luminaire Quantity	Demand (kW)	Energy (kWh)	Demand Savings	Energy Savings	
1	PARKADE	Periode Lighting	1	7	8760	43	0.301	2,637	Ratio 1/32 IOP/NBF/32W	28	0.196	1716.96	0.103	920	Insulation Cages and Insulation Insulation
2	PARKADE	Periode Lighting	2	118	8760	71	8.378	73.391	Ratio 2/32 IOP/NBF/32W	54	6.372	55818.72	2.006	17,573	
3	PARKADE	Periode Lighting	2	129	8760	71	9.159	80.233	Ratio 2/32 IOP/NBF/32W	54	6.966	61022.16	2.193	19,211	
4	PARKADE	Starwells	2	2	8760	71	0.142	1,244	Ratio 2/32 IOP/NBF/32W	54	0.108	946.08	0.034	298	
5	PARKADE	Misc Mech Rooms	2	6	1000	71	0.426	426	Ratio 2/32 IOP/NBF/32W	54	0.324	324	0.102	102	
6	BUILDING	Common Area's	2	23	8760	30	0.690	6,044	New LED Fixtures	18	0.041	363.664	0.649	5,682	
7							0.000			0	-	0	-	0	
8							0.000			0	-	0	-	0	
9							0.000			0	-	0	-	0	
10							0.000			0	-	0	-	0	
Totals				285			19.096	165,975		285	14	120,191	5	43,784.62	

Energy Savings (Annual)	\$ 2,627.08
Maintenance Savings (Annual)	\$ 1,200.00
Subtotal	\$ 3,827.08
Approx. BC Hydro Rebate	\$ 3,332.00
Total Savings	\$ 7,159.08
PAYBACK Including Rebate	3.683

NOTES
 This includes to supply and install replacement of the existing lighting equipment to T8 Technology
 This project would include a wash and replacement of any broken sockets on all fixtures that would be worked on. Removal of all the old product except any PCB ballast's
 While we try to be as accurate as possible, the figure counts could vary upon installation and the pricing would be adjusted
 This is an approximate BC Hydro Rebate which would be issued to _____ and we would help you with the rebate process and application.
 There would be a 2 year warranty on the lamps and a 5 years on the ballast's
 A sample could be done as a mock up for your consideration

STRATA COUNCIL NOMINATION / ACCEPTANCE FORM

Rivers Reach, Strata Plan LMS 4512

Election of Strata Council

I, _____, registered owner of suite # _____

located in Rivers Reach, Strata Plan LMS4512, would like to allow my name to stand for election to the Strata Council for the upcoming year.

(Signature)

(Date)

PLEASE RETURN FORM TO STRATA AGENT, INTERLINK REALTY CORPORATION, WHEN REGISTERING AT THE MEETING

NOMINATIONS WILL ALSO BE ACCEPTED FROM THE FLOOR AT THE MEETING

PROXY APPOINTMENT

Strata Property Act (Section 56)

Re: Strata Lot _____ of Strata Plan LMS 4512
[strata lot number as shown on strata plan] [the registration number of the strata plan]

Civic Address _____

I / We, _____
[name(s)]

the owner(s) of the strata lot described above, appoint

[name of appointee]

or failing him / her, appoint any Strata Council Member to act as my/our proxy with respect to consideration of the proposed Budget, and any other matters requiring a majority vote and the following resolutions requiring a $\frac{3}{4}$ vote at the Annual General Meeting to be held on April 29, 2008, or any adjournment thereof.

Majority Vote on Surplus: ☐ Discretionary authority ☐ In Favour ☐ Opposed ☐ Withhold vote

Majority Vote on Budget: ☐ Discretionary authority ☐ In Favour ☐ Opposed ☐ Withhold vote

Budget Amendments, if any: ☐ Discretionary authority ☐ Withhold vote

I/We acknowledge and understand that although the Strata Property Act does not permit substantial changes to a resolution, minor amendments may be made by those attending the meeting. This being the case, the resolutions being voted on may differ from the original version distributed with the meeting notice.

3/4 Vote Resolution #1: Bylaw Amendment – Hard Surface Flooring

☐ In Favour ☐ Opposed ☐ Withhold vote

3/4 Vote Resolution #2: Funding for Common Area Interior Painting

☐ In Favour ☐ Opposed ☐ Withhold vote

3/4 Vote Resolution #3: Funding for Energy Efficient Lighting Retrofit in Parkade

☐ In Favour ☐ Opposed ☐ Withhold vote

3/4 Vote Resolution #4: Change 6 Visitors' Parking Stalls to Owner Rental Stalls

☐ In Favour ☐ Opposed ☐ Withhold vote

3/4 Vote Resolution #5: Bylaw Amendment – Increase Number of Allowable Rental Units from 8 to 11

☐ In Favour ☐ Opposed ☐ Withhold vote

Date: _____
{month day, year}

Signature of Owner

Signature of Owner

THE HOLDER OF THIS PROXY MUST BRING IT TO THE ANNUAL GENERAL MEETING

