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South Surrey, BC V3S 0K7

15252 Thrift Avenue  
White Rock, BC V4B 2L2

## **Vohora & Company**

*Chartered Accountants*

### **NOTICE TO READER**

On the basis of information provided by management, we have compiled the balance sheet of Strata Plan LMS1866 (The Electra - Residential) as at July 31, 2008. We have not performed an audit or review engagement in respect of these financial statements and, accordingly, we express no assurance thereon. Readers are cautioned that these statements may not be appropriate for their purposes.

**White Rock, Canada  
August 15, 2008**

**Vohora & Co.,  
Chartered Accountants**

Larry T. Thurston, CA

[firm@vohora.ca](mailto:firm@vohora.ca)

Steven J. Buchanan, BBA, CA

*Our professional advice = your success*

Praveen K. Vohora, CA

[www.vohora.ca](http://www.vohora.ca)

**Balance Sheet (Accrual)**  
**The Electra - Residential - (1866r)**  
**July 2008**

<b>Current Assets</b>	
Bank - RBC	7,209.90
Bank-SpecialLevy	980.43
Petty Cash	650.00
Due From (To) CRF Assets	17,893.27
Accounts receivable - owners	19,124.99
Allowance for doubtful accounts	-9,584.79
Accounts Receivable - Other	18,860.26
Due From (To) Related Strata	58,564.40
Prepalds - insurance	<u>3,238.52</u>
<b>Total Current Assets</b>	<b>116,936.98</b>
<b>Contingency Reserve Assets</b>	
Bank - CRF	425.43
Investment - CRF	116,719.63
Due From (To) Operating Account	<u>-17,893.27</u>
<b>Total CRF Assets</b>	<b>99,251.79</b>
<b>Capital Assets</b>	
Building - caretaker suite	<u>103,848.55</u>
<b>Total Capital Assets</b>	<b>103,848.55</b>
<b>Total Assets</b>	<b><u><u>320,037.32</u></u></b>
<b>Current Liabilities</b>	
Accounts Payable - trade	10,536.86
Other Accrued Liabilities	18,865.00
Deposits received	<u>1,633.00</u>
<b>Total Current Liabilities</b>	<b>31,034.86</b>
<b>Long Term Liabilities</b>	
Bank Loan - mortgage for caretaker suite	<u>77,705.10</u>
<b>Total Long Term Liabilities</b>	<b>77,705.10</b>
<b>Equity</b>	
Contingency Reserve Fund	99,251.79
Special Projects	70,006.13
Current year surplus (shortage)	15,895.99
Caretaker Suite	<u>26,143.45</u>
<b>Total Equity</b>	<b>211,297.36</b>
<b>Total Liabilities and Equity</b>	<b><u><u>320,037.32</u></u></b>

**Budget Comparison (Accrual)**  
**The Electra - Residential - (1866r)**  
**July 2008**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>Revenue</b>									
Strata Fee Assessment	69,565.27	69,564.83	0.44	0.00	278,261.08	278,259.32	1.76	0.00	834,778.00
<b>Miscellaneous Revenue</b>									
Access Card Sales	465.00	100.00	365.00	365.00	1,735.00	400.00	1,335.00	333.75	1,200.00
Rental Income - guest suites	5,145.00	2,500.00	2,645.00	105.80	16,440.00	10,000.00	6,440.00	64.40	30,000.00
Rental Income - boardroom	1,000.00	0.00	1,000.00	0	4,000.00	0.00	4,000.00	0	0.00
Rental Income - BC Hydro	745.29	759.50	-14.21	-1.87	5,217.03	3,038.00	2,179.03	71.73	9,114.00
Rental Income - social room	110.00	41.67	68.33	163.98	914.00	166.68	747.32	448.36	500.00
Rental Income - caretaker suite	0.00	1,000.00	-1,000.00	-100.0	350.00	4,000.00	-3,650.00	-91.25	12,000.00
Rental Income - storage	80.00	168.67	-108.67	-84.00	761.00	666.68	94.32	14.15	2,000.00
Rental Income - bike room	10.00	0.00	10.00	0	10.00	0.00	10.00	0	0.00
Interest Income	46.50	40.00	6.50	16.25	154.96	160.00	-5.04	-3.15	480.00
Miscellaneous sales	0.00	100.00	-100.00	-100.0	10.00	400.00	-390.00	-97.50	1,200.00
Move-In Fee	0.00	200.00	-200.00	-100.0	400.00	800.00	-400.00	-50.00	2,400.00
Legal Fee Charge Back	68.44	0.00	68.44	0	0.00	0.00	0.00	0	0.00
Internet Commission	276.39	41.67	234.72	563.28	276.39	166.68	109.71	65.82	500.00
Late Payment Levy	80.99	10.00	70.99	709.90	138.14	40.00	98.14	245.35	120.00
<b>Total Miscellaneous Revenue</b>	<b>8,007.61</b>	<b>4,959.51</b>	<b>3,048.10</b>	<b>61.46</b>	<b>30,406.52</b>	<b>19,838.04</b>	<b>10,568.48</b>	<b>53.27</b>	<b>59,514.00</b>
<b>Total Revenue</b>	<b>77,572.88</b>	<b>74,524.34</b>	<b>3,048.54</b>	<b>4.09</b>	<b>308,667.60</b>	<b>298,097.36</b>	<b>10,570.24</b>	<b>3.55</b>	<b>884,292.00</b>
<b>Expenses</b>									
<b>Miscellaneous Income Expense</b>									
Access Cards - purchases	0.00	0.00	0.00	0	601.38	0.00	-601.38	0	0.00
Guest Suites Expense	835.74	1,125.00	289.26	25.71	3,218.66	4,500.00	1,281.34	28.47	13,500.00
Caretaker Suite Expense	1,325.43	1,548.33	222.90	14.40	6,704.19	6,193.32	-510.87	-8.25	18,580.00
Laundry Machine Expense	-313.87	0.00	313.87	0	966.09	0.00	-966.09	0	0.00
<b>Total Miscellaneous Income Expense</b>	<b>1,847.30</b>	<b>2,673.33</b>	<b>826.03</b>	<b>30.90</b>	<b>11,490.32</b>	<b>10,893.32</b>	<b>-797.00</b>	<b>-7.45</b>	<b>32,080.00</b>
<b>Administration and General</b>									
Wages & Benefits	4,290.78	5,770.75	1,479.97	25.65	21,015.56	23,083.00	2,067.44	8.96	69,249.00
Printing & Stationery	167.00	208.33	41.33	19.84	3,239.28	833.32	-2,405.96	-288.7	2,500.00
Miscellaneous Expense	150.00	465.75	315.75	67.79	2,301.51	1,863.00	-438.51	-23.54	5,589.00
Postage & Courier	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
Telephone	401.74	314.00	-87.74	-27.94	1,730.09	1,256.00	-474.09	-37.75	3,768.00
Legal & Audit	873.74	666.67	-207.07	-31.08	2,813.64	2,666.68	-146.96	-5.51	8,000.00
Bank Charges	176.88	100.00	-76.88	-76.66	812.84	400.00	-412.84	-103.1	1,200.00
Property Management Fees	3,213.79	3,275.00	61.21	1.87	12,855.16	13,100.00	244.84	1.87	39,300.00
Security Service	2,175.60	5,000.00	2,824.40	56.49	12,689.67	20,000.00	7,310.33	36.55	60,000.00
Employee Relations	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
<b>Total Administration &amp; General Expense</b>	<b>11,449.31</b>	<b>16,050.50</b>	<b>4,601.19</b>	<b>28.67</b>	<b>57,457.55</b>	<b>64,202.00</b>	<b>6,744.45</b>	<b>10.51</b>	<b>192,606.00</b>
<b>Utility Expense</b>									
Electricity	5,036.90	5,350.00	313.10	5.85	20,136.11	21,400.00	1,263.89	5.91	64,200.00
Gas	47.69	62.50	14.81	23.70	159.66	250.00	90.14	36.06	750.00
Water & Sewer	1,696.76	2,833.33	1,136.57	40.11	11,494.53	11,333.32	-161.21	-1.42	34,000.00
Steam	9,500.00	11,333.33	1,833.33	16.18	47,023.94	45,333.32	-1,690.62	-3.73	136,000.00
<b>Total Utility Expenses</b>	<b>16,281.35</b>	<b>19,579.16</b>	<b>3,297.81</b>	<b>16.84</b>	<b>78,814.44</b>	<b>78,316.64</b>	<b>-497.80</b>	<b>-0.64</b>	<b>234,950.00</b>
<b>Property Operation &amp; Maintenance</b>									
Waste Removal	896.86	1,458.33	561.47	38.50	4,632.38	5,833.32	1,200.94	20.59	17,500.00
Contract Cleaning	4,914.03	5,974.25	1,060.22	17.75	22,008.22	23,897.00	1,888.78	7.90	71,691.00
Building General Repairs	1,852.55	300.00	-1,552.55	-517.5	9,913.48	1,200.00	-8,713.48	-726.1	3,600.00
Roof Repairs	0.00	73.92	73.92	100.00	0.00	295.68	295.68	100.00	887.00
Furniture & Equipment	299.52	83.33	-216.19	-259.4	299.52	333.32	33.80	10.14	1,000.00
Electrical & Mechanical	781.68	833.33	51.65	6.20	1,048.62	3,333.32	2,284.70	68.54	10,000.00
Floor Covering	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
HVAC Repairs	1,520.40	6,905.34	5,384.94	77.98	27,603.14	27,621.36	18.22	0.07	82,864.00
Heating & Plumbing	1,997.84	1,851.09	-146.75	-7.93	2,367.82	7,404.36	5,036.54	68.02	22,213.00
Life Safety	321.99	737.09	415.10	56.32	2,364.27	2,948.36	584.09	19.81	8,845.00
Signs	468.29	50.00	-418.29	-836.5	1,022.69	200.00	-822.69	-411.3	600.00
Landscaping	1,472.77	1,039.08	-433.69	-41.74	4,422.17	4,156.32	-265.85	-6.40	12,469.00
Elevators	387.18	2,751.82	2,364.64	85.93	12,806.30	11,007.28	-1,799.02	-16.34	33,022.00
Maintenance Supplies	34.23	400.84	366.61	91.46	1,527.70	1,603.36	75.66	4.72	4,810.00
Light Bulbs	1,228.73	208.33	-1,020.40	-489.8	1,228.73	833.32	-395.41	-47.45	2,500.00
Intercom - enterphone	80.23	79.58	19.35	24.32	240.92	318.32	77.40	24.32	955.00
Recreation Facilities	20.12	100.00	79.88	79.88	20.12	400.00	379.88	94.97	1,200.00
<b>Total Property Operation &amp; Maintenance</b>	<b>16,256.42</b>	<b>23,054.66</b>	<b>6,798.24</b>	<b>29.49</b>	<b>81,506.08</b>	<b>92,218.64</b>	<b>712.56</b>	<b>0.77</b>	<b>276,656.00</b>
<b>Insurance coverage</b>									
Claims not Covered	3,381.00	3,583.33	202.33	5.85	13,524.00	14,333.32	809.32	5.65	43,000.00
	0.00	416.67	416.67	100.00	3,312.64	1,686.68	-1,645.86	-98.75	5,000.00



## LAND TITLE SEARCH RESULT

### REALESTATE BOARD OF GREATER VANCOUVER

**FROM:** Real Estate Board of Greater Vancouver  
2433 Spruce St.  
Vancouver, British Columbia  
V3T 4W4

**Telephone:** (604) 730-3010  
**Facsimile:** (604) 730-3100

**Requested by:** MLS Department

**Page Count:** 10 (including this page)

**Date:** August 28, 2008

**Transaction:** 20135-0059

**Your Reference:** Sheri E. Goldman  
Sutton Grp-West Coast Realty  
(O): 604-267-3800, (F):

**MLS:** V730502

**Route:** DN0150

**Listing Address:** # 1302 989 NELSON ST  
(as entered by REBGV)

**For Your Information:**

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

VANCOUVER            LAND TITLE OFFICE            TITLE NO: BW17522  
DECLARED VALUE            231250            FROM TITLE NO: BP108917

APPLICATION FOR REGISTRATION RECEIVED ON: 14 JANUARY, 2004  
ENTERED: 04 FEBRUARY, 2004

REGISTERED OWNER IN FEE SIMPLE:  
BOYD BETHUNE KING THOMSON, ENGINEER  
1302-989 NELSON STREET  
VANCOUVER, BC  
V6Z 2S1

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 019-178-662  
STRATA LOT 153 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN LMS1866 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT GC99039 OVER PART OF LOT 2, BLOCK 70,  
PLAN 9564 ON EXPLANATORY PLAN 19613

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER    DATE    TIME

STATUTORY RIGHT OF WAY

GC98964    1989-07-31    14:26

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98964

REMARKS: PART IN STATUTORY RIGHT OF WAY PLAN 19607

INTER ALIA

MODIFIED BY BX168052

COVENANT

GC98965 1989-07-31 14:26

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98965

REMARKS: SECTION 215, LAND TITLE ACT  
INTER ALIA

STATUTORY RIGHT OF WAY

GC98968 1989-07-31 14:29

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98968

REMARKS: PART IN EXPLANATORY PLAN 19609  
INTER ALIA  
MODIFIED BY BX168054

EASEMENT

GC98969 1989-07-31 14:29

REMARKS: PART IN EXPLANATORY PLAN 19609

APPURTENANT TO LOT 2, BLOCK 70, PLAN 9564

INTER ALIA

COVENANT

GC98970 1989-07-31 14:29

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98970

REMARKS: SECTION 215, LAND TITLE ACT  
INTER ALIA

RESTRICTIVE COVENANT

GC98971 1989-07-31 14:29

REMARKS: APPURTENANT TO LOT 2, BLOCK 70, PLAN 9564

INTER ALIA

STATUTORY RIGHT OF WAY

GC98972 1989-07-31 14:30

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98972

REMARKS: PART IN EXPLANATORY PLAN 19610  
INTER ALIA

EASEMENT

GC98973 1989-07-31 14:30

REMARKS: PART IN EXPLANATORY PLAN 19610 APPURTENANT TO LOT  
2, BLOCK 70, PLAN 9564 INTER ALIA

STATUTORY RIGHT OF WAY

GC98974 1989-07-31 14:30

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98974

REMARKS: PART IN STATUTORY RIGHT OF WAY PLAN 19611  
WITH ANCILLARY RIGHTS OVER THE REMAINDER  
INTER ALIA

STATUTORY RIGHT OF WAY

GC98975 1989-07-31 14:31

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98975

REMARKS: PART IN EXPLANATORY PLAN 19612  
INTER ALIA

EASEMENT

GC98976 1989-07-31 14:31

REMARKS: PART IN EXPLANATORY PLAN 19612  
APPURTENANT TO LOT 2, BLOCK 70, PLAN 9564  
INTER ALIA

COVENANT

BG402426 1993-11-05 14:13

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BG402426

REMARKS: SEC.215 L.T.A.

INCLUDES INDEMNITIES UNDER SEC.215(2)(A) L.T.A.  
INTER ALIA

COVENANT

BG402433 1993-11-05 14:13

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BG402433

REMARKS: SEC.215 L.T.A.

INTER ALIA

EASEMENT AND INDEMNITY AGREEMENT

BJ47965 1995-02-16 13:47

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BJ47965

REMARKS: INTER ALIA

MORTGAGE

BW17523 2004-01-14 13:20

REGISTERED OWNER OF CHARGE:

NATIONAL BANK OF CANADA

BW17523

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*

Strata plan: LMS1866



VANCOUVER LAND TITLE OFFICE  
COMMON PROPERTY STRATA PLAN: LMS1866

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT BJ89719 OVER PART (SHOWN AS PART A AND PART B) ON PLAN LMP22351 OF LOT A PLAN 21970

ACQUISITION OF COMMON PROPERTY STRATA LOT 243 STRATA PLAN LMS1866  
SEE BJ90174 DATE: 1995.04.15

ACQUISITION OF COMMON PROPERTY STRATA LOT 448 STRATA PLAN LMS1866  
SEE BN91309 DATE: 1999.04.15

ACQUISITION OF COMMON PROPERTY STRATA LOT 449 STRATA PLAN LMS1866  
SEE BN91310 DATE: 1999.04.15

MISCELLANEOUS NOTE(S)

PP GC31891

SRW PLANS LMP36489 AND LMP36490

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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STATUTORY RIGHT OF WAY

GC98964	1989-07-31	14:26
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REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98964

REMARKS: PART IN STATUTORY RIGHT OF WAY PLAN 19607

INTER ALIA

MODIFIED BY BX168052

COVENANT

GC98965	1989-07-31	14:26
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REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98965

REMARKS: SECTION 215, LAND TITLE ACT  
INTER ALIA

STATUTORY RIGHT OF WAY

GC98968 1989-07-31 14:29

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98968

REMARKS: PART IN EXPLANATORY PLAN 19609

INTER ALIA

MODIFIED BY BX168054

EASEMENT

GC98969 1989-07-31 14:29

REMARKS: PART IN EXPLANATORY PLAN 19609

APPURTENANT TO LOT 2, BLOCK 70, PLAN 9564

INTER ALIA

COVENANT

GC98970 1989-07-31 14:29

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98970

REMARKS: SECTION 215, LAND TITLE ACT

INTER ALIA

RESTRICTIVE COVENANT

GC98971 1989-07-31 14:29

REMARKS: APPURTENANT TO LOT 2, BLOCK 70, PLAN 9564

INTER ALIA

STATUTORY RIGHT OF WAY

GC98972 1989-07-31 14:30

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98972

REMARKS: PART IN EXPLANATORY PLAN 19610

INTER ALIA

EASEMENT

GC98973 1989-07-31 14:30

REMARKS: PART IN EXPLANATORY PLAN 19610 APPURTENANT TO LOT  
2, BLOCK 70, PLAN 9564 INTER ALIA

STATUTORY RIGHT OF WAY

GC98974 1989-07-31 14:30

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98974

REMARKS: PART IN STATUTORY RIGHT OF WAY PLAN 19611  
WITH ANCILLARY RIGHTS OVER THE REMAINDER  
INTER ALIA

STATUTORY RIGHT OF WAY

GC98975 1989-07-31 14:31

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

GC98975

REMARKS: PART IN EXPLANATORY PLAN 19612  
INTER ALIA

EASEMENT

GC98976 1989-07-31 14:31

REMARKS: PART IN EXPLANATORY PLAN 19612  
APPURTENANT TO LOT 2, BLOCK 70, PLAN 9564

INTER ALIA

EASEMENT

GC99039 1989-07-31 15:18

REMARKS: HERETO IS ANNEXED EASEMENT GC99039 OVER PART  
OF LOT 2, BLOCK 70 PLAN 9564 ON EXPLANATORY  
PLAN 19613

COVENANT

BG402426 1993-11-05 14:13

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BG402426

REMARKS: SEC.215 L.T.A.  
INCLUDES INDEMNITIES UNDER SEC.215(2)(A) L.T.A.  
INTER ALIA

COVENANT

BG402433 1993-11-05 14:13  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BG402433  
REMARKS: SEC.215 L.T.A.  
INTER ALIA

EASEMENT AND INDEMNITY AGREEMENT

BJ47965 1995-02-16 13:47  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BJ47965  
REMARKS: INTER ALIA

EASEMENT AND INDEMNITY AGREEMENT

BL287432 1997-08-19 13:43  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BL287432

STATUTORY RIGHT OF WAY

BL287433 1997-08-19 13:43  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BL287433

EQUITABLE CHARGE

BL287434 1997-08-19 13:43  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BL287434

STATUTORY RIGHT OF WAY

BM4138 1998-01-07 13:30

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
BM4138

REMARKS: INTER ALIA

PLANS LMP36489 AND LMP36490

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*

PARCEL IDENTIFIER(PID): 019-178-662

SHORT LEGAL DESCRIPTION: S/LMS1866/////153

MARG:

MISCELLANEOUS NOTES: