

STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

MINUTES TO ANNUAL GENERAL MEETING – August 27, 2007

Present – 18 owners and three proxies which constituted a quorum.

Meeting was called to order at 7:00 pm.

1. New owners were introduced.

Ph 6 – Elyse Neuparth
209 – Ken & Holly Fielder (not present)
308 – David & Gloria Chung

2. Strata Council Report

Two council members resigned last term – Darren Frew - #102 and Mike Kus - #209.

3. Treasurer's Report.

Ian Boyd gave his report. The statements showed an excess of income over expenses for the year in the amount of \$18,980.24. It was suggested that \$10,000.00 be transferred to the contingency account and no increase in monthly maintenance payments are contemplated.

The budget for 2007/2008 was presented. Dawn Noble made a motion to accept the budget and was seconded by Bill Guest. The vote on the budget was carried by 21 votes.

4. Garden Committee Report

Marie Lawton reported that although the weather had not been great for the flowers, the gardens were looking good. She wished to thank first Kirsti Mattson for all her hard work as well as Frank Zhang, Janice Fung and others for assistance with watering and gardening.

5. New Business

The maintenance arrears for suite #108 was brought up by Kirsti Mattson - Ian Boyd gave a summary of council's dealings with Deborah Cross and correspondence to date. Discussions ensued as to the viability and cost of securing a lien on the property. Janice Fung raised the question of the recovery of legal costs. The by-laws indicate that such costs are recoverable once the maintenance is 3 months in arrears. It was moved by Ian Boyd and seconded by Donna Kean that the lien be sought. Motion carried by 21 votes. Deborah Cross then attended the meeting and said she hadn't paid the maintenance because she wanted to see the cancelled cheques. She had received the audit report done by Vincent Chan (203) a CRA auditor but was still not satisfied.

Subsequently:

Ms. Cross attended the offices of Boyd & Company CGA on August 28, 2007. She reviewed the records and said she was satisfied with the review. She said she would be paying her maintenance arrears in the next few days.

Elyse Neuparth (Ph 6) raised the subject of the proposed amendment to the by-law regarding pet size. She suggested that an 18" dog would likely weigh more than 20 pounds. Bill Guest (#309) expressed concern about the presence of her pit bull terrier in the building. He was informed that the dog would be leaving by the end of summer but another dog will be coming then.

6. Amendments to Bylaws.

Bylaw 3 (vi) – Moved by Donna Kean Ph 5, seconded by Rob Taylor #201. Carried by 17 votes.
Bylaw 3 (ix) – Moved by Bill Guest #309, seconded by Kirsti Mattson #103. Carried by 17 votes.
Bylaw 3 (xii) – Moved by Bill Guest #309, seconded by Marie Lawton #305. Carried by 19 votes.
Bylaw 4 (iv) – Moved by Ian Boyd #202, seconded by Danielle Turner #208. Carried by 21 votes.
Duplicated by-laws 7(v) and 7(vi) deleted.

7. As previously discussed.

All owners should be aware that Freeflo has suggested that the bathroom fans can be cleaned. If owners are interested contact Donna Kean Ph 5.

8. The present council resigned.

9. New council elected as follows:

Ian Boyd - nominated by Kirsti #103
Bill Guest – nominated by Natalia #309.
Rob Taylor - nominated by Sloba Ph 1
Donna Kean – nominated by Dawn #302
Gary Fung – nominated by Marie #305
Danielle Turner – nominated by Bill #309
Marie Lawton – nominated by Rob #201
Daniel Fung – alternate member – nominated by Bill Guest #309

Meeting Adjourned 8:15 PM

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

BUILDING PROBLEMS OR EMERGENCIES.

Building problems which should be reported to council are floods, broken water lines, fires, fire alarms, elevator problems, garage gate or intercom problems, and other similar building/property issues requiring immediate attention.

STRATA VAS 2798

8728 S.W. Marine Drive ~ Vancouver, BC V6P 6A4

August 30, 2007

To All Owners:

Re: Cheques for maintenance fees for 2007-2008.

We require post dated cheques from all owners commencing September 1, 2007 to August 1, 2008.

Make cheques payable to Strata VAS 2798.

Please deliver them to suite #202 or mail to:

Boyd & Company
102-1525 W. 8th Avenue
Vancouver, BC
V6J 1T5

Sincerely,

Strata Council

STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

STRATA COUNCIL MEETING – September 17, 2007 @ 7:00 pm in PH5

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chair	#305	PH – 604-294-6829
Bill Guest	Representative for Trades	#309	PH – 604-730-8096
Gloria Ng	Secretary – unelected	#308	PH – 604-298-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Robert Taylor	Council Member	#201	PH – 604-294-6829
Daniel Cheung	Alternate	#308	PH – 604-298-2521

Guests

Deborah Stafford #102

May Tong # PH2

- Debbie made a request to have a company fix/re-install the carpet in her suite as she is dissatisfied with the work that was done when her suite needed repairs due to a water leak. Council will look into whether or not any warranty exists with the company and will get back to Debbie as soon as possible.
- May Tong requested to have a copy of the Engineering Report – Ian Boyd will provide it for her. She also asked to be reimbursed for her payment to contractors that made repairs to damage from a leak behind the wall. It was determined that as it was a leak behind a wall, it was appropriate for Strata to reimburse her and Ian Boyd will provide her with a cheque. She also had concerns with regard to water in her parking stall #39. Council believes that it is excess water from watering of plants/flowers and will have a better idea of the source once watering stops in October.

Election of Officers

Donna Kean for Chairperson – nominated by Ian Boyd, seconded by Robert Taylor – elected unanimously.

Danielle Turner for Vice-Chairperson – nominated by Donna Kean, seconded by Ian Boyd – elected unanimously.

Ian Boyd for Treasurer – nominated by Donna Kean, seconded by Bill Guest – elected unanimously.

Marie Lawton for Garden Chair – nominated by Donna Kean, seconded by Danielle Turner – elected unanimously.

Bill Guest for Representative for Trades – nominated by Ian Boyd, seconded by Donna Kean – elected unanimously.

Gloria Ng for Secretary – nominated by Ian Boyd, seconded by Donna Kean – elected unanimously.

New Business

- To ensure council availability for homeowners, Donna Kean, Marie Lawton, Danielle Turner and Gary Cho are usually home during working hours. To assist owners in determining what type of concerns should be brought to Council, Robert Taylor will be drafting an information sheet to be distributed to all owners listing what falls under Council jurisdiction.
- **Utilities Room** – Council will clean up and organize the Utilities Room located in the parking garage as well as check to ensure that only Council Members have keys to access the room.
- **Stolen Vehicle** – A vehicle was stolen from the parking garage on Friday September 14th belonging to Suite #209. Discussion about whether or not a security keypad should be installed took place. Bill Guest will look into the cost of various security options and will report back at the next meeting.

In the meantime, Council wishes to remind all owners to take responsibility and remain vigilant when parking their vehicles in the parking garage. All owners are reminded to NOT leave any items of value in their vehicles. When entering and leaving the parking garage, owners must wait for the gate to close. In the event that multiple vehicles are waiting to access the garage, each vehicle should wait their turn and use their remotes to open the gate. Owners should not allow vehicles to follow their vehicle into the garage.

- **Maintenance in the stairwells** – There are several stains in the carpets covering the staircases and Council discussed the options of cleaning the carpet or removing carpet entirely in order to save future maintenance costs. Danielle Turner to look into the costs and report back at the next meeting.
- **Legal Action to be taken against Deborah Cross** – Deborah Cross from #108 was given full access to the financial records located at Ian Boyd's place of business per her request at the Annual General Meeting. After viewing the records, Deborah Cross communicated to Ian Boyd that she was satisfied and would be paying her delinquent strata fees "in a few days". Deborah Cross was given notice that legal action would be taken against her if she did not pay by September 15, 2007. To this day, the Council has still yet to receive any payment from Deborah Cross. It was therefore decided that legal action will now be taken against Deborah Cross.
- **Buzzer Pad** – Discussion took place regarding some owners who wish to have their names listed in the buzzer directory. Having spoken to the Enterphone repairman, Donna learned that to have the names listed inside the buzzer panel the repairman will have to charge a service fee. Further discussion to take place at the next meeting regarding whether or not to incur those costs.
- **Car Wash Hose** – Robert Taylor will purchase a new hose to replace the current one which is currently leaking in several places. Bill Guest to look into repair of the fixtures to which the hose connects to.
- **Intercoms in Suites** – Council wishes to remind all owners to ensure that their Enterphones are hung up properly. Failure to do so will cause ALL owners' intercoms to not work properly. Owners who do not hang up their phones properly will be billed for the next service call to the technicians.
- **Bathroom Fans** – Donna Kean will look into the cost for having all of the bathroom fans cleaned due to concerns with fire safety and report back at the next meeting.

Business Arising from Previous Minutes

- **PH7/PH8** – Mildew and mold buildup due to leaking from doors and windows – Bill Guest will follow up with the suites' owners.
- **#106** – The difference was paid for the Freeflow work done in Suite #106. The only suite that has not had the Freeflow work completed is Suite #108.
- **Storage Lockers** – All owners are asked to please contact Donna Kean by phone no later than October 15, 2007 to inform Council of which lockers owners are using as there are some owners who do not have a locker.
- All owners are reminded that any correspondence – letters or notes – addressed to Council must contain the following:
 - Suite Number
 - Printed Name
 - Signature

If any of the above information is missing, the correspondence will not be acknowledged.

- All owners are reminded to please notify the Council if you have exchanged parking stalls with any other owner.

No other business. Meeting adjourned at 8:15 PM.

The next meeting will be held on Monday November 5th at 7:00 pm in PH#5. All owners are more than welcome to attend.

These minutes shall be considered a true and accurate record of times discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

ATTENTION

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STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

STRATA COUNCIL MEETING – November 5, 2007 @ 7:00 pm in PH5

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chair	#305	PH – 604-294-6829
Bill Guest	Representative for Trades	#309	PH – 604-730-8096
Gloria Ng	Secretary – non-elected	#308	PH – 604-298-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Daniel Cheung	Alternate	#308	PH – 604-298-2521

Council Absent

Rob Taylor

New Business

- **Unit #108** – To this date, Unit #108 has paid for previous outstanding arrears to August 31, 2007. The fees for the months of September, October and November are owing. Notice has gone out regarding the current outstanding fees.
- **Timely Payment of Maintenance Fees** - Council wishes to remind all residents that fines will be levied against any owner who is late with their maintenance payments which are due on the 1st of each month.
- **Burning Garbage** – Strata wishes to remind all owners that burning garbage on any strata lots or common areas is strictly prohibited as it is a fire hazard
- **Freeflow and Voltec** – To this date the only strata unit who has not complied with Freeflow and Voltec maintenance, necessary to ensure fire safety, is Unit 108.
- **Fireplace vents on exterior of building** – In the spring all the vents will need to be scraped/cleaned as paint is now starting to peel. Bill will inquire about potential costs and report back at the next meeting.
- **Building Washing** – The building's exterior will need to be washed as dirt left behind after rainwater has evaporated is on the walls. Ian will inquire about costs to do so and report back at the next meeting.
- **Fountain** – Ian will follow up with Kirsti regarding repair as it would be nice to have the fountain up and running for the spring.
- **Security** – To ensure that Council has a record of any break-ins and is aware of any security problems, any break-ins should be reported to someone on council with details as to where, when, and how the break-in occurred.

- **Snow shoveling** – As the winter weather is approaching, all residents are more than welcome to volunteer and help out with shoveling when the snow begins to fall. Everyone should pitch in if they are able to spare some time and energy – take pride in your building! Bill is to check on the salt supply.
- **Christmas decorations** – On Saturday December 1st starting at 10 am, Council invites all residents to join in on decorating the building. Refreshments will be served and there will be lots of Christmas cheer! Come and celebrate the holidays with your neighbours!
- **Locker F** – Would the person who is occupying locker F please contact Donna immediately as the locker is registered to Suite 201 and is currently being wrongfully occupied.

Business Arising from Previous Minutes

- **Bathroom Fans and Potential Fire Hazard** – Discussion took place as to whether or not Council should be proactive and have the bathroom fans cleaned as the dust buildup could be a potential risk of fire should there be a wire short. Donna inquired with Freeflow regarding the potential cost and was told that the Council would be paying approximately \$2000.00 to have all the bathroom fans in all units cleaned. A vote was taken, 5 yes, 1 no, 1 abstaining based on more information regarding liability. Motion carried to go ahead and pay for the bathroom fan cleaning. Donna will inquire with the company regarding liability.
- **Stairwell carpet cleaning** – Danielle has met with the various companies and will pass on the information regarding costs to Ian who will report back at the next meeting to Council.
- **Buzzer Directory** – Those residents who wish to have their name listed in the buzzer directory are to contact Gary Cho in #206 who will have the labels made for a minimal cost.
- **PH7/PH8** – Mildew and mold buildup due to leaking from doors and windows – Bill will follow up with the suites' owners.
- All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:
 - Suite Number
 - Printed Name
 - Signature

If any of the above information is missing, the correspondence will not be acknowledged.

Meeting adjourned at 8:15 pm.

The next meeting will be held on Monday January 14, 2008 at 7:00 pm in PH#5. All owners are more than welcome to attend.

These minutes shall be considered a true and accurate record of times discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

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STRATA PLAN VAS 2798

Trial Balance As at 08/31/2007

	Debits	Credits
1050 Petty Cash	0.00	-
1080 Bank - Richmond Savings _	0.00	-
1085 Bank - Can. Trust - operating	11,780.38	-
1090 Bank- Can Trust - Holdback	0.00	-
1095 Bank - Can. Trust - contingency	3,309.60	-
1100 Term Deposits	32,406.91	-
1200 Accounts Receivable	2,285.87	-
1205 a/c receivable	0.00	-
1380 Prepaid Insurance	0.00	-
1400 Cont. Fund - open balance	0.00	-
1405 CRF Current approp	0.00	-
1410 Exterior repairs payable	0.00	-
1415 Ext. repairs - less exp	0.00	-
1420 Operating fund - open. bal	0.00	-
1510 Ext. repairs - open bal	0.00	-
2100 Accounts Payable - Trade	-	0.00
2150 PST Payable	-	0.00
2160 GST Payable	-	0.00
2170 GST Payable (2)	-	0.00
2200 Exterior repairs payable	-	0.00
3200 Contingency Reserve Fund_	-	35,716.51
3300 Exterior Repairs Levy	-	0.00
3560 Operating Fund - opening balance	-	17,137.46
3570 Exterior Repairs - cost overruns	-	0.00
4020 Maintenance Fees	-	6,958.09
4040 Late Charge Income	-	0.00
4500 Bank NSF Charge Income	-	0.00
4540 Miscellaneous Income	-	0.00
4560 Interest Income	-	0.00
5520 Accounting & Audit	424.00	-
5570 Management Fee	0.00	-
5580 Maintenance - Janitorial	530.00	-
5600 Maintenance - Landscaping	894.25	-
5640 Maintenance - Electrical	406.30	-
5650 Maintenance - Snow Removal	0.00	-
5660 Maintenance - Window Cleaning	1,139.50	-
5670 Maintenance - Exterior	4,858.26	-
5680 Maintenance - Plumbing	0.00	-
5700 Miscellaneous Maint. & Supplies_	159.22	-
5705 Maintenance - Elevator	181.27	-
5710 Office Expense	0.00	-
5720 Trash Removal_	136.74	-
5730 Security Alarm	0.00	-
5740 Fire & Life Safety System	0.00	-
5750 Insurance Expense	0.00	-
5770 Utility - Electricity	694.09	-
5780 Utility - Gas	600.83	-
5890 Water, Sewer & Property Tax	0.00	-
5900 Bank Charges	4.84	-
5910 Enterphone	0.00	-
5998 Transfer to contingency	0.00	-
	<u>59,812.06</u>	<u>59,812.06</u>

STRATA PLAN VAS 2798**Comparative Income Statement**

	Budget 08/01/2007 to 08/31/2007	Actual 08/01/2007 to 08/31/2007
REVENUE		
Revenue		
Maintenance Fees	6,958.09	6,958.09
Miscellaneous Income	10.41	0.00
Total	6,968.50	6,958.09
TOTAL REVENUE	6,968.50	6,958.09
EXPENSE		
Operating Expenses		
Accounting & Audit	424.00	424.00
Management Fee	0.00	0.00
Maintenance - Janitorial	530.00	530.00
Maintenance - Landscaping	371.00	894.25
Maintenance - Electrical	250.00	406.30
Maintenance - Window Cleaning	0.00	1,139.50
Maintenance - Exterior	83.33	4,858.26
Maintenance - Plumbing	166.66	0.00
Miscellaneous Maint. & Supplies	550.00	159.22
Maintenance - Elevator	220.83	181.27
Office Expense	33.33	0.00
Trash Removal	150.00	136.74
Security Alarm	125.00	0.00
Fire & Life Safety System	20.00	0.00
Insurance Expense	525.00	0.00
Utility - Electricity	433.33	694.09
Utility - Gas	1,333.33	600.83
Water, Sewer & Property Tax	516.66	0.00
Bank Charges	10.00	4.84
Enterphone	41.66	0.00
Total	5,784.13	10,029.30
TOTAL EXPENSE	5,784.13	10,029.30
NET INCOME	1,184.37	(3,071.21)

STRATA PLAN VAS 2798**Comparative Balance Sheet**

	<u>As at 08/31/2007</u>	<u>As at 08/31/2006</u>
ASSETS		
Current Assets		
Bank - Can. Trust - operating	11,780.38	(1,210.12)
Bank - Can. Trust - contingency	3,309.60	3,284.07
Term Deposits	<u>32,406.91</u>	<u>30,268.74</u>
Cash: Total	47,496.89	32,342.69
Accounts Receivable	<u>2,285.87</u>	<u>521.05</u>
Total	<u>49,782.76</u>	<u>32,863.74</u>
TOTAL ASSETS	<u>49,782.76</u>	<u>32,863.74</u>
LIABILITIES		
Current Liability		
Total	<u>0.00</u>	<u>0.00</u>
TOTAL LIABILITIES	<u>0.00</u>	<u>0.00</u>
EQUITY		
Reserve Funds		
Contingency Reserve Fund	<u>35,716.51</u>	<u>33,552.81</u>
Total Reserve Funds	<u>35,716.51</u>	<u>33,552.81</u>
Current Funds		
Operating Fund - opening balance	17,137.46	(1,842.78)
Current Period Surplus (Deficit)	<u>(3,071.21)</u>	<u>1,153.71</u>
Total Operating Fund	<u>14,066.25</u>	<u>(689.07)</u>
TOTAL EQUITY	<u>49,782.76</u>	<u>32,863.74</u>
LIABILITIES AND EQUITY	<u>49,782.76</u>	<u>32,863.74</u>

STRATA PLAN VAS 2798

Aged Overdue Receivables Summary Age as of 08/31/2007

Name	Total Due	Total Current	Total Overdue	1 to 30 Overdue	31 to 60 Overdue	61+ Overdue
108 - Cross, Deborah	2,248.43	-	2,248.43	224.75	-	2,023.68
201 - Taylor, Robert	5.00	-	5.00	-	-	5.00
303 - Turin, Oleg & Tatyana	6.37	-	6.37	-	-	6.37
307 - Albano, Victoria	5.00	-	5.00	-	-	5.00
308 - Wang, Cathy & Justin	8.00	-	8.00	-	-	8.00
PH1 - Ciric, Predrag & Sloba	13.07	-	13.07	-	-	13.07
Total outstanding:	2,285.87	-	2,285.87	224.75	-	2,061.12
	=====	=====	=====	=====	=====	=====

Generated On: 11/06/2007

STRATA PLAN VAS 2798**Trial Balance As at 09/30/2007**

		Debits	Credits
1050	Petty Cash	0.00	-
1080	Bank - Richmond Savings _	0.00	-
1085	Bank - Can. Trust - operating	4,119.15	-
1090	Bank- Can Trust - Holdback	0.00	-
1095	Bank - Can. Trust - contingency	3,309.60	-
1100	Term Deposits	32,406.91	-
1200	Accounts Receivable	2,510.62	-
1205	a/c receivable	0.00	-
1380	Prepaid Insurance	0.00	-
1400	Cont. Fund - open balance	0.00	-
1405	CRF Current approp	0.00	-
1410	Exterior repairs payable	0.00	-
1415	Ext. repairs - less exp	0.00	-
1420	Operating fund - open. bal	0.00	-
1510	Ext. repairs - open bal	0.00	-
2100	Accounts Payable - Trade	-	0.00
2150	PST Payable	-	0.00
2160	GST Payable	-	0.00
2170	GST Payable (2)	-	0.00
2200	Exterior repairs payable	-	0.00
3200	Contingency Reserve Fund_	-	35,716.51
3300	Exterior Repairs Levy	-	0.00
3560	Operating Fund - opening balance	-	17,137.46
3570	Exterior Repairs - cost overruns	-	0.00
4020	Maintenance Fees	-	13,916.18
4040	Late Charge Income	-	0.00
4500	Bank NSF Charge Income	-	0.00
4540	Miscellaneous Income	-	30.00
4560	Interest Income	-	0.00
5520	Accounting & Audit	888.74	-
5570	Management Fee	0.00	-
5580	Maintenance - Janitorial	1,060.00	-
5600	Maintenance - Landscaping	894.25	-
5640	Maintenance - Electrical	406.30	-
5650	Maintenance - Snow Removal	0.00	-
5660	Maintenance - Window Cleaning	1,139.50	-
5670	Maintenance - Exterior	4,992.35	-
5680	Maintenance - Plumbing	0.00	-
5700	Miscellaneous Maint. & Supplies_	1,362.53	-
5705	Maintenance - Elevator	362.54	-
5710	Office Expense	0.00	-
5720	Trash Removal_	273.48	-
5730	Security Alarm	349.80	-
5740	Fire & Life Safety System	0.00	-
5750	Insurance Expense	0.00	-
5770	Utility - Electricity	694.09	-
5780	Utility - Gas	1,321.50	-
5890	Water, Sewer & Property Tax	690.95	-
5900	Bank Charges	17.84	-
5910	Enterphone	0.00	-
5998	Transfer to contingency	10,000.00	-
		<hr/>	<hr/>
		66,800.15	66,800.15
		=====	=====

STRATA PLAN VAS 2798**Comparative Income Statement**

	Budget 09/01/2007 to 09/30/2007	Actual 09/01/2007 to 09/30/2007
REVENUE		
Revenue		
Maintenance Fees	6,958.09	6,958.09
Miscellaneous Income	<u>10.41</u>	<u>30.00</u>
Total	<u>6,968.50</u>	<u>6,988.09</u>
 TOTAL REVENUE	 <u>6,968.50</u>	 <u>6,988.09</u>
 EXPENSE		
 Operating Expenses		
Accounting & Audit	424.00	464.74
Management Fee	0.00	0.00
Maintenance - Janitorial	530.00	530.00
Maintenance - Landscaping	371.00	0.00
Maintenance - Electrical	250.00	0.00
Maintenance - Exterior	83.33	134.09
Maintenance - Plumbing	166.66	0.00
Miscellaneous Maint. & Supplies_	550.00	1,203.31
Maintenance - Elevator	220.83	181.27
Office Expense	33.33	0.00
Trash Removal_	150.00	136.74
Security Alarm	125.00	349.80
Fire & Life Safety System	20.00	0.00
Insurance Expense	525.00	0.00
Utility - Electricity	433.33	0.00
Utility - Gas	1,333.33	720.67
Water, Sewer & Property Tax	516.66	690.95
Bank Charges	10.00	13.00
Enterphone	41.66	0.00
Transfer to contingency	<u>0.00</u>	<u>10,000.00</u>
Total	<u>5,784.13</u>	<u>14,424.57</u>
 TOTAL EXPENSE	 <u>5,784.13</u>	 <u>14,424.57</u>
 NET INCOME	 <u>1,184.37</u>	 <u>(7,436.48)</u>
	=====	=====

Generated On: 11/06/2007

STRATA PLAN VAS 2798

Comparative Balance Sheet

ASSETS	As at 08/31/2007	As at 09/30/2007
Current Assets		
Bank - Can. Trust - operating	11,780.38	4,119.15
Bank - Can. Trust - contingency	3,309.60	3,309.60
Term Deposits	<u>32,406.91</u>	<u>32,406.91</u>
Cash: Total	47,496.89	39,835.66
Accounts Receivable	<u>2,285.87</u>	<u>2,510.62</u>
Total	<u>49,782.76</u>	<u>42,346.28</u>
TOTAL ASSETS	<u>49,782.76</u> =====	<u>42,346.28</u> =====
LIABILITIES		
Current Liability		
Total	<u>0.00</u>	<u>0.00</u>
TOTAL LIABILITIES	<u>0.00</u>	<u>0.00</u>
EQUITY		
Reserve Funds		
Contingency Reserve Fund	<u>35,716.51</u>	<u>35,716.51</u>
Total Reserve Funds	<u>35,716.51</u>	<u>35,716.51</u>
Current Funds		
Operating Fund - opening balance	17,137.46	17,137.46
Current Period Surplus (Deficit)	<u>(3,071.21)</u>	<u>(10,507.69)</u>
Total Operating Fund	<u>14,066.25</u>	<u>6,629.77</u>
TOTAL EQUITY	<u>49,782.76</u>	<u>42,346.28</u>
LIABILITIES AND EQUITY	<u>49,782.76</u> =====	<u>42,346.28</u> =====

Generated On: 11/06/2007

STRATA PLAN VAS 2798

Aged Overdue Receivables Summary Age as of 09/30/2007

Name	Total Due	Total Current	Total Overdue	1 to 30 Overdue	31 to 60 Overdue	61+ Overdue
108 - Cross, Deborah	2,473.18	-	2,473.18	224.75	224.75	2,023.68
201 - Taylor, Robert	5.00	-	5.00	-	-	5.00
303 - Turin, Oleg & Tatyana	6.37	-	6.37	-	-	6.37
307 - Albano, Victoria	5.00	-	5.00	-	-	5.00
308 - Wang, Cathy & Justin	8.00	-	8.00	-	-	8.00
PH1 - Ciric, Predrag & Sloba	13.07	-	13.07	-	-	13.07
Total outstanding:	2,510.62	-	2,510.62	224.75	224.75	2,061.12
	=====	=====	=====	=====	=====	=====

Generated On: 11/06/2007

STRATA PLAN VAS 2798

Trial Balance As at 10/31/2007

	Debits	Credits
1050 Petty Cash	0.00	-
1080 Bank - Richmond Savings _	0.00	-
1085 Bank - Can. Trust - operating	9,615.66	-
1090 Bank- Can Trust - Holdback	0.00	-
1095 Bank - Can. Trust - contingency	13,309.60	-
1100 Term Deposits	32,406.91	-
1200 Accounts Receivable	745.44	-
1205 a/c receivable	0.00	-
1380 Prepaid Insurance	0.00	-
1400 Cont. Fund - open balance	0.00	-
1405 CRF Current approp	0.00	-
1410 Exterior repairs payable	0.00	-
1415 Ext. repairs - less exp	0.00	-
1420 Operating fund - open. bal	0.00	-
1510 Ext. repairs - open bal	0.00	-
2100 Accounts Payable - Trade	-	0.00
2150 PST Payable	-	0.00
2160 GST Payable	-	0.00
2170 GST Payable (2)	-	0.00
2200 Exterior repairs payable	-	0.00
3200 Contingency Reserve Fund_	-	45,716.51
3300 Exterior Repairs Levy	-	0.00
3560 Operating Fund - opening balance	-	17,137.46
3570 Exterior Repairs - cost overruns	-	0.00
4020 Maintenance Fees	-	20,866.27
4040 Late Charge Income	-	0.00
4500 Bank NSF Charge Income	-	0.00
4540 Miscellaneous Income	-	60.00
4560 Interest Income	-	0.00
5520 Accounting & Audit	1,312.74	-
5570 Management Fee	0.00	-
5580 Maintenance - Janitorial	1,616.98	-
5600 Maintenance - Landscaping	1,636.25	-
5640 Maintenance - Electrical	406.30	-
5650 Maintenance - Snow Removal	0.00	-
5660 Maintenance - Window Cleaning	1,139.50	-
5670 Maintenance - Exterior	5,087.75	-
5680 Maintenance - Plumbing	0.00	-
5700 Miscellaneous Maint. & Supplies_	1,362.53	-
5705 Maintenance - Elevator	543.81	-
5710 Office Expense	0.00	-
5720 Trash Removal_	426.63	-
5730 Security Alarm	349.80	-
5740 Fire & Life Safety System	0.00	-
5750 Insurance Expense	0.00	-
5770 Utility - Electricity	694.09	-
5780 Utility - Gas	2,306.46	-
5890 Water, Sewer & Property Tax	690.95	-
5900 Bank Charges	17.84	-
5910 Enterphone	111.00	-
5998 Transfer to contingency	10,000.00	-
	<u>83,780.24</u>	<u>83,780.24</u>
	=====	=====

Generated On: 11/06/2007

STRATA PLAN VAS 2798

Comparative Income Statement

	Budget 10/01/2007 to 10/31/2007	Actual 10/01/2007 to 10/31/2007
REVENUE		
Revenue		
Maintenance Fees	6,958.09	6,950.09
Miscellaneous Income	10.41	30.00
Total	<u>6,968.50</u>	<u>6,980.09</u>
 TOTAL REVENUE	 6,968.50	 6,980.09
	<hr/>	<hr/>
 EXPENSE		
Operating Expenses		
Accounting & Audit	424.00	424.00
Management Fee	0.00	0.00
Maintenance - Janitorial	530.00	556.98
Maintenance - Landscaping	371.00	742.00
Maintenance - Electrical	250.00	0.00
Maintenance - Window Cleaning	1,375.00	0.00
Maintenance - Exterior	83.33	95.40
Maintenance - Plumbing	166.66	0.00
Miscellaneous Maint. & Supplies_	550.00	0.00
Maintenance - Elevator	220.83	181.27
Office Expense	33.33	0.00
Trash Removal_	150.00	153.15
Security Alarm	125.00	0.00
Fire & Life Safety System	20.00	0.00
Insurance Expense	525.00	0.00
Utility - Electricity	433.33	0.00
Utility - Gas	1,333.33	984.96
Water, Sewer & Property Tax	516.66	0.00
Bank Charges	10.00	0.00
Enterphone	41.66	111.00
Total	<u>7,159.13</u>	<u>3,248.76</u>
 TOTAL EXPENSE	 7,159.13	 3,248.76
	<hr/>	<hr/>
NET INCOME	(190.63)	3,731.33
	=====	=====

Generated On: 11/09/2007

STRATA PLAN VAS 2798

Comparative Balance Sheet

ASSETS	As at 09/30/2007	As at 10/31/2007
Current Assets		
Bank - Can. Trust - operating	4,119.15	9,882.16
Bank - Can. Trust - contingency	3,309.60	13,309.60
Term Deposits	<u>32,406.91</u>	<u>32,406.91</u>
Cash: Total	39,835.66	55,598.67
Accounts Receivable	<u>2,510.62</u>	<u>478.94</u>
Total	<u>42,346.28</u>	<u>56,077.61</u>
TOTAL ASSETS	42,346.28	56,077.61
	=====	=====
LIABILITIES		
Current Liability		
Total	<u>0.00</u>	<u>0.00</u>
TOTAL LIABILITIES	0.00	0.00
	_____	_____
EQUITY		
Reserve Funds		
Contingency Reserve Fund_	<u>35,716.51</u>	<u>45,716.51</u>
Total Reserve Funds	<u>35,716.51</u>	<u>45,716.51</u>
Current Funds		
Operating Fund - opening balance	17,137.46	17,137.46
Current Period Surplus (Deficit)	<u>(10,507.69)</u>	<u>(6,776.36)</u>
Total Operating Fund	<u>6,629.77</u>	<u>10,361.10</u>
TOTAL EQUITY	42,346.28	56,077.61
LIABILITIES AND EQUITY	<u>42,346.28</u>	<u>56,077.61</u>
	=====	=====

Generated On: 11/09/2007

STRATA PLAN VAS 2798

Aged Overdue Receivables Summary Age as of 10/31/2007

Name	Total Due	Total Current	Total Overdue	1 to 30 Overdue	31 to 60 Overdue	61+ Overdue
108 - Cross, Deborah	449.50	-	449.50	224.75	224.75	-
201 - Taylor, Robert	5.00	-	5.00	-	-	5.00
303 - Turin, Oleg & Tatyana	6.37	-	6.37	-	-	6.37
307 - Albano, Victoria	5.00	-	5.00	-	-	5.00
PH1 - Ciric, Predrag & Sloba	13.07	-	13.07	-	-	13.07
Total outstanding:	478.94	-	478.94	224.75	224.75	29.44
	=====	=====	=====	=====	=====	=====

Generated On: 11/09/2007

STRATA PLAN VAS 2798
Comparative Balance Sheet

ASSETS

Current Assets

Bank - Can. Trust - operating
Bank - Can. Trust - contingency
Term Deposits
Cash: Total
Accounts Receivable

As at
31-Jul-07

\$ 15,076.34
3,309.60
32,406.91
50,792.85
2,061.12

As at
31-Jul-06

\$ (2,691.57)
3,284.07
30,268.74
30,861.24
848.79

TOTAL ASSETS

\$ 52,853.97

\$ 31,710.03

EQUITY

Reserve Funds

Contingency Reserve Fund_
Total Reserve Funds

\$ 35,716.51
35,716.51

\$ 33,552.81
33,552.81

Current Funds

Operating Fund - opening balance
Current Period Surplus (Deficit)
Total Operating Fund

(1,842.78)
18,980.24
17,137.46

3,461.67
(5,304.45)
(1,842.78)

TOTAL EQUITY

52,853.97

31,710.03

LIABILITIES AND EQUITY

\$ 52,853.97

\$ 31,710.03

STRATA PLAN VAS 2798
Comparative Income Statement

	Budget year ended <u>07/31/2007</u>	Actual year ended <u>07/31/2007</u>
REVENUE		
Maintenance Fees	\$ 83,497.08	\$ 83,497.08
Miscellaneous Income	200.00	127.00
Interest Income	<u>4.00</u>	<u>0.00</u>
TOTAL REVENUE	<u>83,701.08</u>	<u>83,624.08</u>
EXPENSE		
Operating Expenses		
Accounting & Audit	5,088.00	5,088.00
Management Fee	250.00	250.00
Maintenance - Janitorial	5,760.00	6,222.75
Maintenance - Landscaping	4,000.00	3,351.49
Maintenance - Electrical	3,000.00	2,990.07
Maintenance - Window Cleaning	2,375.00	0.00
Maintenance - Exterior	2,480.00	730.94
Maintenance - Plumbing	2,000.00	810.32
Miscellaneous Maint. & Supplies_	2,200.00	6,567.51
Maintenance - Elevator	2,400.00	2,643.31
Office Expense	300.00	400.77
Trash Removal_	2,766.68	2,473.56
Security Alarm	1,500.00	1,399.00
Fire & Life Safety System	240.00	0.00
Insurance Expense	6,800.00	6,152.00
Utility - Electricity	6,000.00	4,956.14
Utility - Gas	16,000.00	14,740.17
Water, Sewer & Property Tax	6,200.00	5,784.36
Bank Charges	125.00	83.45
Enterphone	500.00	0.00
Transfer to contingency	<u>5,000.00</u>	<u>0.00</u>
TOTAL EXPENSE	<u>74,984.68</u>	<u>64,643.84</u>
NET INCOME	<u>\$ 8,716.40</u>	<u>\$ 18,980.24</u>

STRATA PLAN VAS 2798

Budget

For the Year Ended July 31, 2008

2008

REVENUE

Revenue

Maintenance Fees \$ 83,497.08

Miscellaneous Income 125.00

TOTAL REVENUE

83,622.08

EXPENSE

Accounting & Audit 5,088.00

Management Fee 0.00

Maintenance - Janitorial 6,360.00

Maintenance - Landscaping 3,568.00

Maintenance - Electrical 3,000.00

Maintenance - Window Cleaning 2,375.00

Maintenance - Exterior 1,000.00

Maintenance - Plumbing 2,000.00

Miscellaneous Maint. & Supplies_ 6,600.00

Maintenance - Elevator 2,650.00

Office Expense 400.00

Trash Removal_ 1,800.00

Security Alarm 1,500.00

Fire & Life Safety System 240.00

Insurance Expense 6,300.00

Utility - Electricity 5,200.00

Utility - Gas 16,000.00

Water, Sewer & Property Tax 6,200.00

Bank Charges 125.00

Enterphone 500.00

TOTAL EXPENSE

70,906.00

NET INCOME

\$ 12,716.08

STRATA PLAN VAS 2798

Strata Member Aged Summary As at 07/31/2007

Name	Total	Current	31 To 60	61 To 90	91+
108 - Cross, Deborah	\$ 2,023.68	\$ 224.75	\$ 224.75	\$ 224.75	\$ 1,349.43
201 - Taylor, Robert	5.00	0.00	5.00	0.00	0.00
303 - Turin, Oleg & Tatyana	6.37	0.00	0.00	0.00	6.37
307 - Albano, Victoria	5.00	0.00	0.00	5.00	0.00
308 - Wang, Cathy & Justin	8.00	0.00	0.00	0.00	8.00
PH1 - Ciric, Predrag & Sioba	13.07	0.00	0.00	13.07	0.00

Total outstanding:

\$ 2,061.12	\$ 224.75	\$ 229.75	\$ 242.82	\$ 1,363.80
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STRATA PLAN VAS 2798**Comparative Income Statement**

	Budget 08/01/2007 to 12/31/2007	Actual 08/01/2007 to 12/31/2007
REVENUE		
Revenue		
Maintenance Fees	34,790.45	34,782.45
Late Charge Income	0.00	41.00
Miscellaneous Income	52.05	60.00
Total	<u>34,842.50</u>	<u>34,883.45</u>
TOTAL REVENUE	<u>34,842.50</u>	<u>34,883.45</u>
EXPENSE		
Operating Expenses		
Accounting & Audit	2,120.00	2,160.74
Management Fee	0.00	0.00
Maintenance - Janitorial	2,650.00	2,676.98
Maintenance - Landscaping	1,113.00	1,636.25
Maintenance - Electrical	1,250.00	406.30
Maintenance - Window Cleaning	1,375.00	1,139.50
Maintenance - Exterior	416.65	5,087.75
Maintenance - Plumbing	833.30	0.00
Miscellaneous Maint. & Supplies	2,750.00	3,735.82
Maintenance - Elevator	1,104.15	1,095.35
Office Expense	166.65	163.92
Trash Removal	750.00	700.11
Security Alarm	625.00	699.60
Fire & Life Safety System	100.00	0.00
Insurance Expense	2,625.00	0.00
Utility - Electricity	2,166.65	2,223.30
Utility - Gas	6,666.65	5,078.86
Water, Sewer & Property Tax	2,583.30	1,567.81
Bank Charges	50.00	28.70
Enterphone	208.30	111.00
Transfer to contingency	0.00	10,000.00
Total	<u>29,553.65</u>	<u>38,511.99</u>
TOTAL EXPENSE	<u>29,553.65</u>	<u>38,511.99</u>
NET INCOME	<u>5,288.85</u>	<u>(3,628.54)</u>

STRATA PLAN VAS 2798

General Ledger Report 08/01/2007 to 12/31/2007

Sorted by: Transaction Number

Date	Comment	Source #	JE#	Debits	Credits	Balance
5670	Maintenance - Exterior					0.00 Dr
08/27/2007	Commercial Lighting	ch 897	J12	406.26	-	406.26 Dr
08/27/2007	Castle House Improvements	ch 900	J15	4,452.00	-	4,858.26 Dr
09/26/2007	Versatile Door	ch 914	J96	134.09	-	4,992.35 Dr
10/06/2007	Action Lock	ch 917	J225	95.40	-	5,087.75 Dr
				5,087.75	0.00	
5700	Miscellaneous Maint. & Supplies_					0.00 Dr
08/08/2007	Free Flo System	ch 891	J4	102.82	-	102.82 Dr
08/27/2007	Free Flo System	ch 896	J11	57.55	-	160.37 Dr
08/31/2007	Maintenance	Bk Stmt	J82	-	1.15	159.22 Dr
09/06/2007	Free Flo System	ch 905	J85	36.00	-	195.22 Dr
09/12/2007	Bill Hughes	ch 908	J88	901.00	-	1,096.22 Dr
09/20/2007	May Tong	ch 911	J93	267.50	-	1,363.72 Dr
09/30/2007	Maintenance	Bk Stmt	J223	-	1.19	1,362.53 Dr
11/19/2007	Bill Guest - Shelving	ch 931	J317	53.50	-	1,416.03 Dr
12/06/2007	Rob Taylor	ch 937	J386	45.19	-	1,461.22 Dr
12/14/2007	Freeflo - fans	ch 940	J389	2,003.40	-	3,464.62 Dr
12/24/2007	Barry J Promislow	ch 942	J391	271.20	-	3,735.82 Dr
				3,738.16	2.34	

STRATA PLAN VAS 2798

Balance Sheet As at 12/31/2007

ASSETS**Current Assets**

Bank - Can. Trust - operating	13,479.48	
Bank - Can. Trust - contingency	3,309.60	
Term Deposits	<u>42,406.91</u>	
Cash: Total		59,195.99
Accounts Receivable		<u>29.44</u>
Total		<u>59,225.43</u>

TOTAL ASSETS		<u>59,225.43</u>
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LIABILITIES**Current Liability**

Total		<u>0.00</u>
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TOTAL LIABILITIES		<u>0.00</u>
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EQUITY**Reserve Funds**

Contingency Reserve Fund_		<u>45,716.51</u>
Total Reserve Funds		<u>45,716.51</u>

Current Funds

Operating Fund - opening balance	17,137.46	
Current Period Surplus (Deficit)	<u>(3,628.54)</u>	
Total Operating Fund		<u>13,508.92</u>

TOTAL EQUITY		<u>59,225.43</u>
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LIABILITIES AND EQUITY		<u><u>59,225.43</u></u>
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STRATA PLAN VAS 2798

Customer Aged Summary As at 12/31/2007

Name	Total	Current	31 To 60	61 To 90	91+
201 - Taylor, Robert	5.00	-	-	-	5.00
303 - Turin, Oleg & Tatyana	6.37	-	-	-	6.37
307 - Albano, Victoria	5.00	-	-	-	5.00
PH1 - Ciric, Predrag & Sloba	13.07	-	-	-	13.07
Total outstanding:	29.44	-	-	-	29.44

STRATA PLAN VAS 2798

Trial Balance As at 12/31/2007

	Debits	Credits
1050 Petty Cash	0.00	-
1080 Bank - Richmond Savings _	0.00	-
1085 Bank - Can. Trust - operating	13,479.48	-
1090 Bank- Can Trust - Holdback	0.00	-
1095 Bank - Can. Trust - contingency	3,309.60	-
1100 Term Deposits	42,406.91	-
1200 Accounts Receivable	29.44	-
1205 a/c receivable	0.00	-
1380 Prepaid Insurance	0.00	-
1400 Cont. Fund - open balance	0.00	-
1405 CRF Current approp	0.00	-
1410 Exterior repairs payable	0.00	-
1415 Ext. repairs - less exp	0.00	-
1420 Operating fund - open. bal	0.00	-
1510 Ext. repairs - open bal	0.00	-
2100 Accounts Payable - Trade	-	0.00
2150 PST Payable	-	0.00
2160 GST Payable	-	0.00
2170 GST Payable (2)	-	0.00
2200 Exterior repairs payable	-	0.00
3200 Contingency Reserve Fund_	-	45,716.51
3300 Exterior Repairs Levy	-	0.00
3560 Operating Fund - opening balance	-	17,137.46
3570 Exterior Repairs - cost overruns	-	0.00
4020 Maintenance Fees	-	34,782.45
4040 Late Charge Income	-	41.00
4500 Bank NSF Charge Income	-	0.00
4540 Miscellaneous Income	-	60.00
4560 Interest Income	-	0.00
5520 Accounting & Audit	2,160.74	-
5570 Management Fee	0.00	-
5580 Maintenance - Janitorial	2,676.98	-
5600 Maintenance - Landscaping	1,636.25	-
5640 Maintenance - Electrical	406.30	-
5650 Maintenance - Snow Removal	0.00	-
5660 Maintenance - Window Cleaning	1,139.50	-
5670 Maintenance - Exterior	5,087.75	-
5680 Maintenance - Plumbing	0.00	-
5700 Miscellaneous Maint. & Supplies_	3,735.82	-
5705 Maintenance - Elevator	1,095.35	-
5710 Office Expense	163.92	-
5720 Trash Removal_	700.11	-
5730 Security Alarm	699.60	-
5740 Fire & Life Safety System	0.00	-
5750 Insurance Expense	0.00	-
5770 Utility - Electricity	2,223.30	-
5780 Utility - Gas	5,078.86	-
5890 Water, Sewer & Property Tax	1,567.81	-
5900 Bank Charges	28.70	-
5910 Enterphone	111.00	-
5998 Transfer to contingency	10,000.00	-
	<u>97,737.42</u>	<u>97,737.42</u>



RESIDENTIAL STRATA PROGRAM

Certificate of Insurance

Name of Insured & Mailing Address:

Owners of Strata Plan VAS 2798
c/o Ian Boyd
102 - 1525 West 8th Avenue
Vancouver, BC V6J 1T5

Name of Broker & Mailing Address:

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

Location of Risk: 8728 South West Marine Drive, Vancouver, BC V6P 6A4

Period of Insurance: December 31, 2006 to December 31, 2007
Both dated to 12:01 am Standard Time at the address of the Insured.

Total Premium: \$6,152.

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

Premium (Section A): \$5,187.

Master Policy No. CDN 1932
Insurance Company:

Certificate No. RCP00514
As per Schedule of Subscribing Insurers attached

Section	Sum Insured	Description of Coverages
A1	\$3,900,000.	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 of 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 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 & Sewer Back-up \$2,500.; 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 or damage caused by any Illegal Drug Activity: \$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 this Master Policy CDN 1932 and endorsement(s) attached thereto and hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the LIMITS OF LIABILITY specified in Policy CDN 1932 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:

Premium (Section B): \$150.

Certificate No. RCP00514BM
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)

Section	Limits of Liability	Description of Coverages
B	\$3,900,000.	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
Insurance Company:

Deductibles (Section C):
Additional Named Insured:

Premium (Section C): \$515.

Certificate No. CMW C1424
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
Property Manager
but only for their management of the Strata Plan.

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	\$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): \$300.
Certificate No. CMW D0539
Certificate No. CMW E0539
ING Insurance Company of Canada
400-2955 Virtual Way, Vancouver, BC V5M 4X6
Nil
\$1,000.
Property Manager

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	Not Covered	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

E. CRIME

Master Policy No. CMWLIA03
Insurance Company:

Section E: Not Covered
Certificate No. CMW C1424
St. Paul Fire & Marine Insurance Company
2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7
\$500.

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 providers by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number CDN1932, CDN1932BM, CMWLIA03, 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. RCP00514

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.

<u>Insurers</u>	<u>Section</u>	<u>Interest</u>	<u>Premium</u>
Commonwealth Insurance Company	A1	50%	\$ 2,594.
St. Paul Fire & Marine Insurance Company	A1	50%	\$ 2,593.
St. Paul Fire & Marine Insurance Company	A2	100%	\$ <u>Included</u>
			\$ 5,187

December 28, 2006

E&OE/VAS2798/GOR/LR/RevSept1806


CMW Insurance Services Ltd.
(Authorized Representative)