

**MINUTES OF A STRATA COUNCIL MEETING
STRATA PLAN LMS 1757 – LONDON PLACE
DATE: THURSDAY, FEBRUARY 12, 2009
LOCATION: AMENITY ROOM – 1177 HORNBY STREET, VANCOUVER**

PRESENT: Tom Attwood President
 Warren Miles-Pickup Treasurer
 Vanessa Leech Vice President
 Lindene Jervis Member at Large
 Laszlo Hollander Member at Large
 James Clay Commercial Rep
 Monty Bannister Member at Large

Also present was Dali Janic, Property Manager from Colliers Macaulay Nicolls Inc. Colliers Macaulay Nicolls Inc. will be noted in the minutes as CMN.

The meeting was called to order at 5:06 p.m.

BUILDING MANAGER'S REPORT

The strata council received and reviewed the activity report for January 2009, prepared by London Place Building Manager, Calvin Greger.

ADMINISTRATIVE AND FINANCIAL ITEMS

1. **Minutes:** It was **MOVED** by Tom Attwood, **SECONDED** by Laszlo Hollander to approve the minutes of the January 8, 2009 council meeting, as circulated.

MOTION CARRIED

Distribution of Minutes: As a green initiative, and in the interest of reducing paper usage and saving on postage costs, the strata council would like to distribute minutes by email as much as possible. Some owners already receive their minutes by email. If you would prefer to receive your minutes by email rather than post, or if you need to be removed from the distribution list, please send your request with your name, suite number, and email address to CMN at brandy.randsalu@colliers.com

2. **Approval of Financial Statements:** The strata council treasurer reported on the review of the financial statements and recommended acceptance. Following discussion, it was **MOVED** by Warren Miles-Pickup and **SECONDED** by Tom Attwood to approve the December 2008 financial statements.

MOTION CARRIED

3. **Accounts Receivable:** The strata council reviewed the accounts receivable report in the financial statement. CMN was instructed to follow up with a few owners whose accounts remain in arrears.

The strata council noted that some owners allow their accounts to remain in arrears by not paying small carry over amounts, outstanding fines, and strata fees from the previous year. It was agreed by council to charge interest on all accounts that continue to remain in arrears 30 days after the due date for any strata fees, special levies, fines and chargebacks.

Council reminds owners that they should have their monthly assessment fees set up on the automated plan as this reduces the administration of collecting monthly fees. Contact your property accountant Salome Tang at salome.tang@colliers.com or call her at 604-661-0859 to obtain a pre-authorized payment form.

CORRESPONDENCE

Council reminds all owners that the Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the Strata Council, at a duly convened meeting, can deal with the correspondence officially. Thank you for your assistance.

Correspondence was received from an owner requesting permission for non-structural renovations in the strata lots. The strata council has reviewed and approved the request provided the owner sign and return the assumption of liability form prior to commencing work.

All owners are reminded that the Assumption of Liability Agreement must be signed and returned prior to commencing renovations approved by the strata council. Owners who fail to return a signed copy of the document to the property manager will have their renovation approval revoked.

BUILDING AND GROUNDS UPDATE

Repairs and Maintenance:

1. **Elevators:** CMN advised that a letter has been sent to the President of Otis Elevator to resolve some service issues. An Otis elevator representative advised that all four elevators at London Place are geared elevators therefore do not use the same hoisting method (hydraulic oil pump) that was noted in code violation by some installation companies.
2. **BC Hydro:** Lindene Jarvis advised that another letter was sent to BC Hydro and the council is waiting for their correspondence. Strata Council will decide at the next council meeting what further action will be taken in opposition to BC Hydro.
3. **Common Area Upgrades/Painting:** Vanessa Leech, advised that she will obtain a couple of quotes for the painting of the common areas and carpet replacement. This will be presented to the owners at the next AGM that is scheduled for April 21, 2009.
4. **Vault Maintenance:** vault maintenance testing is scheduled for February 26, 2009.
5. **Commercial Parking:** James Clay, advised that he will meet with Calvin to walk around the commercial parking and check if all requested changes have been completed.

6. **Fire Inspection Deficiencies:** Council discussed several options to ensure that the work was completed as it poses a liability if left incomplete. Further letters have been sent to residents that have still not responded. CMN presented a quote for the deficiencies found at the annual fire equipments inspection. Following discussion, it was **MOVED** by Warren Miles-Pickup and **SECONDED** by Vanessa Leech to approve the quote.

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

Dogs in the Building

The council understands that this is a dog friendly building and pets are encouraged. Council would be satisfied if all owners/residents could take a pro-active approach when it comes to their pets.

Just a couple of reminders:

- please ensure your dog(s) is on a leash when in the building or on the common property.
- please clean up any messes your dog should make right away, either in the building or on the common property instead of leaving it for someone else to clean.

AGM: The Annual General Meeting for Strata Corporation LMS 1757 is scheduled for Tuesday, April 21, 2009 at 6:30 p.m. in the Amenity Room. All owners are asked to attend the meeting to vote on the new budget, and elect a strata council for the new fiscal year. Owners, who are unable to attend, should submit their proxies, which will be mailed with the notice of AGM in April 2009.

Insurance and Insurance Claims: The water leak in two suites is related to a common area source, and will be put through on the strata corporation's insurance.

Generator Maintenance Report: A preventative generator maintenance service report was provided for the council.

Security: Two quotes for the installation of the security cameras to monitor the elevator lobby and mail area have been presented to the council. Following discussion, it was **MOVED** by Tom Attwood and **SECONDED** by Laszlo Hollander to approve the quote.

MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business the meeting was adjourned at 7:05 p.m.

NEXT MEETING DATE: Tuesday, March 24, 2009 at 6:30 p.m.

MINUTES OF A STRATA COUNCIL MEETING - "LONDON PLACE", STRATA PLAN LMS 1757. HELD THURSDAY, FEBRUARY 12, 2009 AT LONDON PLACE 1177 HORNBY STREET, VANCOUVER, BC.

Real estate regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes, as there will be a charge to the owner for replacement copies.

**MINUTES OF A STRATA COUNCIL MEETING
STRATA PLAN LMS 1757 – LONDON PLACE
DATE: TUESDAY MARCH 24, 2009
LOCATION: AMENITY ROOM – 1177 HORNBY STREET, VANCOUVER**

PRESENT: Tom Attwood President
 Warren Miles-Pickup Treasurer
 Vanessa Leech Vice President
 Lindene Jervis Member at Large
 Laszlo Hollander Member at Large
 James Clay Commercial Rep

REGRETS: Monty Bannister Member at Large

Also present was Dali Janic, Property Manager from Colliers Macaulay Nicolls Inc. Colliers Macaulay Nicolls Inc. will be noted in the minutes as CMN.

The meeting was called to order at 5:06 p.m.

BUILDING MANAGER'S REPORT

The strata council received and reviewed the activity report for February 2009, prepared by London Place Building Manager, Calvin Greger.

ADMINISTRATIVE AND FINANCIAL ITEMS

1. **Minutes:** It was **MOVED** by Tom Attwood, **SECONDED** by James Clay to approve the minutes of the February 12, 2009 council meeting, as circulated.

MOTION CARRIED

Distribution of Minutes: As a green initiative, and in the interest of reducing paper usage and saving on postage costs, the strata council would like to distribute minutes by email as much as possible. Some owners already receive their minutes by email. If you would prefer to receive your minutes by email rather than post, or if you need to be removed from the distribution list, please send your request with your name, suite number, and email address to CMN at brandy.randsalu@colliers.com

2. **Approval of Financial Statements:** The strata council treasurer reported on the review of the financial statements and recommended acceptance. Following discussion, it was **MOVED** by Warren Miles-Pickup and **SECONDED** by Tom Attwood to approve the January 2009 financial statements.

MOTION CARRIED

3. **Accounts Receivable:** The strata council reviewed the accounts receivable report in the financial statement. CMN was instructed to follow up with a few owners whose accounts remain in arrears.

The strata council noted that some owners allow their accounts to remain in arrears by not paying small carry over amounts, outstanding fines, and strata fees from the previous year. It was agreed by council to charge interest on all accounts that continue to remain in arrears 30 days after the due date for any strata fees, special levies, fines and chargebacks.

Council reminds owners that they should have their monthly assessment fees set up on the automated plan as this reduces the administration of collecting monthly fees. Contact your property accountant Salome Tang at salome.tang@colliers.com or call her at 604-661-0859 to obtain a pre-authorized payment form.

A WORD OF APPRECIATION

Many thanks to all owners who provide their monthly strata fees promptly and without problems - either by PAC or post-dated cheques. Your co-operation is most appreciated.

CORRESPONDENCE

Council reminds all owners that the Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the Strata Council, at a duly convened meeting, can deal with the correspondence officially. Thank you for your assistance.

Correspondence was received from the City of Vancouver regarding the interior renovation requesting from an owner to apply for the required permits. Owner will be contacted in writing per council's direction

Correspondence was received from the insurance underwriters advising that a survey was made recently to observe and assess conditions pertinent to London Place specifically casualty insurance coverage and Loss Control. As a result of an inspection some recommendations have been submitted for risk improvements. Insurance underwriters were contacted in writing advising that some of the recommendations noted will be or are already improved.

BUILDING AND GROUNDS UPDATE

Repairs and Maintenance:

- 1. Elevators:** Otis elevator will start with the installation of the door-closing sensor system on March 25th. The work will take around 6 days and require 1 elevator to be out of service at a time.
- 2. BC Hydro:** Lindene Jarvis advised that another letter was sent to BC Hydro and the council is waiting for their correspondence.
- 3. Common Area Upgrades/Painting:** Vanessa Leech, provided for the council information quotes for painting of the common areas and carpet replacement. This will be presented to the owners at the next AGM that is scheduled for April 21, 2009.

4. **Commercial Parking:** James Clay, advised that painting of the commercial parking will be done when the weather warms up
5. **Fire Inspection Deficiencies:** deficiencies found at the annual fire equipments inspection were completed on March 24th.
6. **Security:** security cameras to monitor the elevator lobby and mail area have been installed.
7. **Action Lock:** the rear entrance doorknob and latch was replaced. Action Lock measured the door to prepare a quote for replacement, as the internal doorframe is broken.
8. **Standby Generator:** upgrade was made to the building standby generator, new shut off valves were installed in the cooling system and on the filter for easy filter change.
9. **Card Access and Office:** quote from 'Mott Electric' for the installation of the emergency circuit for security card access and office have been presented to the council. Following discussion, it was **MOVED** by Tom Attwood and **SECONDED** by Laszlo Hollander to approve the quote.

MOTION CARRIED UNANIMOUSLY

AGM: The Annual General Meeting for Strata Corporation LMS 1757 is scheduled for Tuesday, April 21, 2009 at 6:30 p.m. in the Amenity Room. All owners are asked to attend the meeting to vote on the new budget, and elect a strata council for the new fiscal year. Owners, who are unable to attend, should submit their proxies, which will be mailed with the notice of AGM in April 2009.

NEW BUSINESS

All owners are advised:

Selling of Strata Lots

1

- (1) An owner of a strata lot, when selling his strata lot, will not permit "For Sale" signs to be placed on or about the common property.
- (2) An owner of a strata lot, when selling a strata lot, will not hold or permit to be held, any public open house. **All showings must be by appointment only.**

Appraisal Review – Presented for the strata council information was the updated appraisal: insurable value, year 3 of 3, \$41,730,000 effective April 11, 2009. The total cost of construction required to replace the subject building with a substitute of like or equal utility using current standards of material and design.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:05 p.m.

NEXT MEETING DATE: AGM - Tuesday, April 21, 2009 at 6:30 p.m.

MINUTES OF A STRATA COUNCIL MEETING - "LONDON PLACE", STRATA PLAN LMS 1757. HELD TUESDAY, MARCH 24, 2009 AT LONDON PLACE 1177 HORNBY STREET, VANCOUVER, BC.

Real estate regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes, as there will be a charge to the owner for replacement copies.

April 7, 2009

TO THE OWNERS OF STRATA PLAN LMS 1757
LONDON PLACE
1177 Hornby Street
Vancouver, B.C.

15th Floor, Granville Square
200 Granville Street
Vancouver, B.C.
Canada V6C 2R6
Telephone: 604.681.4111
Facsimile: 604.681.2911
www.colliers.com

Dear Owners,

RE: MISSING DETAILS OF VOTE RESOLUTION #5 OPTION C
LONDON PLACE, STRATA PLAN LMS 1757

Please be advised that the Annual General Meeting package that was sent out to all owners on April 2, 2009 was missing details of Vote Resolution #5 Option C.

Please find attached the required information for your review.
The AGM is scheduled for Wednesday, April 21 at 6:30p.m.; all owners are encouraged to attend the meeting.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
COLLIERS MACAULAY NICOLLS INC.
Managing Agent



Dali Janic
Property Manager, Residential Division
On behalf of the strata council for Strata Plan LMS1757

DJ/br

411.70 / 3
 26.30 / ~~2~~3
 57.16 / 2
 130.67 / 3

hotel	137.23
gas	10.00
car	28.58
hotel	43.55

Caro

137.23
 10.00
 28.58
 43.55

219.36

Teg

137.23
 10.00
~~28.58~~
 43.55

190.78

1 1 1
 219.36
 190.78

 \$410.14

410.14

22
 2

April 22, 2009

TO THE OWNERS OF STRATA PLAN LMS 1757
LONDON PLACE
1177 Hornby Street
Vancouver, B.C.

15th Floor, Granville Square
200 Granville Street
Vancouver, B.C.
Canada V6C 2R6
Telephone: 604.681.4111
Facsimile: 604.681.2911
www.colliers.com

Dear Owners,

RE: OUTCOME OF THE ANNUAL GENERAL MEETING HELD APRIL 21, 2009
LONDON PLACE, STRATA PLAN LMS 1757

Further to the annual general meeting held on April 21, 2009 the outcome is summarized below for your information.

2009/2010 OPERATING BUDGET

The proposed 2009/2010 operating budget was approved as presented.

Your monthly fees for the period March 1, 2009 to February 28, 2010 will increase as per the attached assessment fee schedule.

As a reminder, you can make payment in any of the following methods:

- 1) **MONTHLY PAYMENTS** - please ensure LMS payments reach our office by the first of each month.
- 2) **POST-DATED CHEQUES** - For March 1, 2009 through February 28, 2010. These should be submitted to our office as soon as possible. Cheques are to be made payable to Strata Plan LMS 1757. As the payments for April 1st have already been processed, please adjust your cheque for May to account for March - April increase.

PLEASE IDENTIFY THE APPLICABLE UNIT NUMBER(S) ON ALL YOUR CHEQUES.

- 3) **PRE-AUTHORIZED PAYMENTS** - We encourage you to use the pre-authorized payment system and have enclosed the appropriate form for your convenience. This is an efficient and convenient method of payment for your use and you may either fax or mail this form to our office. Please remember to include a VOID cheque with your completed form for administrative and accounting purposes. As the deadline for May pre-authorized payment has already passed, payments will commence June 1, 2009.

Owners currently using the pre-authorized method are not required to do anything. The fee change will automatically be adjusted on the May 1, 2009 payment, and will include March and April's adjustment. The payments will continue as normal from then on.

Majority Vote Resolution – Transfer of Year-End Surplus

After the amendment to the Majority Vote Resolution, the below revised Majority Vote Resolution was approved,

The owners of Strata Corporation VR 2402 hereby approve the transfer of funds between accounts for the end of the 2008/2009 financial year of the strata corporation,

- *\$25,000 into the Contingency Reserve Fund*
- *\$20,000 into the Operating Budget*

¼ Vote Resolution #1 – Expenditure from Contingency Reserve Fund for Window Replacement
Approved as presented.

¾ Vote Resolution #2 – TELUS proposal
Motion defeated

¾ Vote Resolution #3 – Resolution for Bylaw Amendment – Smoking Restrictions
After the amendment to ¾ vote resolution #3, the below revised ¾ vote resolution #3 was approved,

Restrictions on Smoking

36.

- (1) *A resident or visitor must not smoke:*
 - (a) *in any of the buildings comprising the strata corporation;*
 - (b) *on limited common property; and*
 - (c) *within six metres measured on the ground from a point directly below any point of any opening into any building comprising the strata corporation, including any door or window that opens or any air intake*
- (2) *Notwithstanding Bylaw 1(a), a resident or visitor may smoke in a strata lot.*
- (3) *The term “smoke” has the meaning set out in the City of Vancouver Bylaw No. 9633, as amended.*

¾ Vote Resolution #4 - Resolution for Bylaw Amendment – Rental Restrictions
Approved as presented

¾ Vote Resolution #5 – Option A: Special Levy Resolution for Common Area Renovations
Motion Defeated

Annual General Meeting Outcome Letter to the Owners
London Place, Strata Plan LMS1757

Page 3
April 22, 2009

¾ Vote Resolution #5 – Option B: Special Levy Resolution for Common Area Renovations
Motion Defeated

¾ Vote Resolution #5 – Option C: Special Levy Resolution for Common Area Renovations
Motion Defeated

This outcome letter does not provide full details of the discussion. These are outlined in the minutes, which will be sent to all owners shortly.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
COLLIERS MACAULAY NICOLLS INC.
Managing Agent



Dali Janic
Property Manager, Residential Division
On behalf of the strata council for Strata Plan LMS1757

DJ/br

Enclosures: Operating budget, March 1, 2009 – February 28, 2010
 Assessment fee schedule, March 1, 2009 – February 28, 2010
 Preauthorized payment form

LONDON PLACE - STRATA PLAN LMS 1757
OPERATING BUDGET
MARCH 1, 2009 TO FEBRUARY 28, 2010

1675 STRATA PLAN LMS 1757

ACCOUNT DESCRIPTION

REVENUE

Assessments

371000-00 Assessments

Total Assessments

Other Revenue

337020-00 Cable TV Revenue

345010-00 Move-in Revenue

359000-00 Miscellaneous Income

344015-00 Keys & Remotes

374400-00 Prior Year Surplus

335010-00 Amenity Room Rental

Total Other Revenue

Total Revenue

OPERATING EXPENSES

Repairs & Maintenance Common

402000-00 Janitorial

403000-00 Window Cleaning

403010-00 Awning Cleaning

403020-00 Carpet Cleaning

405000-00 Waste Removal & Recycling

412000-00 Elevators R&M

413000-00 HVAC R&M

414000-00 Electrical R&M

415005-00 Roof R&M

416000-00 Plumbing

418010-00 Pest Control

418102-00 Locks & Keys

418200-00 Repairs General

418250-00 Supplies - General

419511-00 Recreation Facilities

431100-00 Landscaping

432100-00 Parking Lot Maintenance

442000-00 Security & Mobile Patrol

443205-00 Handicap Access

443210-00 Fire Prevention

444615-00 Enterphone

444625-00 Access Control - Security System

540051-00 Laundry Machine R&M

Total Repairs & Maintenance Common

	Tower	Tower	Low Rise	Low Rise	Total
	2008-2009	2009-2010	2008-2009	2009-2010	2009-2010
ACCOUNT DESCRIPTION	Budget	Budget	Budget	Budget	Budget
REVENUE					
Assessments					
371000-00 Assessments	\$ 539,405	\$ 553,139	\$ 29,165	\$ 29,164	\$ 582,303
Total Assessments	\$ 539,405	\$ 553,139	\$ 29,165	\$ 29,164	\$ 582,303
Other Revenue					
337020-00 Cable TV Revenue	\$ 700	\$ 500			\$ 500
345010-00 Move-in Revenue	2,000	1,000			1,000
359000-00 Miscellaneous Income	1,561	1,200			1,200
344015-00 Keys & Remotes	2,200	1,500			1,500
374400-00 Prior Year Surplus	19,000	20,000	1,000		20,000
335010-00 Amenity Room Rental	50	150			150
Total Other Revenue	\$ 25,511	\$ 24,350	\$ 1,000	\$ -	\$ 24,350
Total Revenue	\$ 564,916	\$ 577,489	\$ 30,165	\$ 29,164	\$ 606,653
OPERATING EXPENSES					
Repairs & Maintenance Common					
402000-00 Janitorial	\$ 17,473	\$ 19,000	\$ 1,427	\$ 1,552	\$ 20,552
403000-00 Window Cleaning	15,000	31,000			31,000
403010-00 Awning Cleaning	500	500			500
403020-00 Carpet Cleaning	4,550	\$ 4,500			4,500
405000-00 Waste Removal & Recycling	10,170	11,000	831	898	11,898
412000-00 Elevators R&M	42,000	\$ 47,000			47,000
413000-00 HVAC R&M	20,000	15,000			15,000
414000-00 Electrical R&M	5,547	6,000	453	490	6,490
415005-00 Roof R&M	2,311	8,000	189	653	8,653
416000-00 Plumbing	18,490	20,000	1,510	1,634	21,634
418010-00 Pest Control	1,479	1,600	121	131	1,731
418102-00 Locks & Keys	3,236	3,000	264	245	3,245
418200-00 Repairs General	27,735	28,060	2,265	2,292	30,352
418250-00 Supplies - General	3,883	3,000	317	245	3,245
419511-00 Recreation Facilities	26,000	23,000			23,000
431100-00 Landscaping	4,160	3,000	340	245	3,245
432100-00 Parking Lot Maintenance	4,160	4,500	340	367	4,867
442000-00 Security & Mobile Patrol	1,387	1,000	113	82	1,082
443205-00 Handicap Access	1,849	2,000	151	163	2,163
443210-00 Fire Prevention	5,547	10,000	453	817	10,817
444615-00 Enterphone	16,000	2,000			2,000
444625-00 Access Control - Security System	4,623	4,000	378	326	4,326
540051-00 Laundry Machine R&M	3,000	5,000			5,000
Total Repairs & Maintenance Common	\$ 239,099	\$ 252,160	\$ 9,151	\$ 10,139	\$ 262,299

LONDON PLACE - STRATA PLAN LMS 1757

Mar 1, 2009 to February 28, 2010

Assessment Fee Schedule

SUITE #	STRATA LOT	UNIT ENTITLEMENT	TOWER OPERATING EXP. CONTRIBUTIONS	TOWER CONTINGENCY CONTRIBUTIONS	LOW RISE OPERATING EXP. CONTRIBUTIONS	LOW RISE CONTINGENCY CONTRIBUTIONS	TOTAL MONTHLY STRATA FEES
201	10	582	\$ 245.09	\$ 28.28			\$ 273.37
202	11	583	\$ 245.51	\$ 28.33			\$ 273.83
203	12	605	\$ 254.77	\$ 29.40			\$ 284.17
204	13	656	\$ 276.25	\$ 31.87			\$ 308.12
205	14	621	\$ 261.51	\$ 30.17			\$ 291.68
206	1	621	\$ 261.51	\$ 30.17			\$ 291.68
207	2	656	\$ 276.25	\$ 31.87			\$ 308.12
208	3	605	\$ 254.77	\$ 29.40			\$ 284.17
209	4	583	\$ 245.51	\$ 28.33			\$ 273.83
210	5	582	\$ 245.09	\$ 28.28			\$ 273.37
211	6	656	\$ 276.25	\$ 31.87			\$ 308.12
212	7	621	\$ 261.51	\$ 30.17			\$ 291.68
213	8	621	\$ 261.51	\$ 30.17			\$ 291.68
214	9	656	\$ 276.25	\$ 31.87			\$ 308.12
301	24	582	\$ 245.09	\$ 28.28			\$ 273.37
302	25	583	\$ 245.51	\$ 28.33			\$ 273.83
303	26	605	\$ 254.77	\$ 29.40			\$ 284.17
304	27	656	\$ 276.25	\$ 31.87			\$ 308.12
305	28	621	\$ 261.51	\$ 30.17			\$ 291.68
306	15	621	\$ 261.51	\$ 30.17			\$ 291.68
307	16	656	\$ 276.25	\$ 31.87			\$ 308.12
308	17	605	\$ 254.77	\$ 29.40			\$ 284.17
309	18	583	\$ 245.51	\$ 28.33			\$ 273.83
310	19	582	\$ 245.09	\$ 28.28			\$ 273.37
311	20	656	\$ 276.25	\$ 31.87			\$ 308.12
312	21	621	\$ 261.51	\$ 30.17			\$ 291.68
313	22	621	\$ 261.51	\$ 30.17			\$ 291.68
314	23	656	\$ 276.25	\$ 31.87			\$ 308.12
401	38	583	\$ 245.51	\$ 28.33			\$ 273.83
402	39	586	\$ 246.77	\$ 28.47			\$ 275.24
403	40	606	\$ 255.19	\$ 29.44			\$ 284.64
404	41	656	\$ 276.25	\$ 31.87			\$ 308.12
405	42	623	\$ 262.35	\$ 30.27			\$ 292.62
406	29	623	\$ 262.35	\$ 30.27			\$ 292.62
407	30	656	\$ 276.25	\$ 31.87			\$ 308.12
408	31	605	\$ 254.77	\$ 29.40			\$ 284.17
409	32	583	\$ 245.51	\$ 28.33			\$ 273.83
410	33	582	\$ 245.09	\$ 28.28			\$ 273.37
411	34	656	\$ 276.25	\$ 31.87			\$ 308.12
412	35	623	\$ 262.35	\$ 30.27			\$ 292.62
413	36	623	\$ 262.35	\$ 30.27			\$ 292.62
414	37	656	\$ 276.25	\$ 31.87			\$ 308.12
501	52	582	\$ 245.09	\$ 28.28			\$ 273.37
502	53	583	\$ 245.51	\$ 28.33			\$ 273.83
503	54	605	\$ 254.77	\$ 29.40			\$ 284.17
504	55	656	\$ 276.25	\$ 31.87			\$ 308.12
505	56	623	\$ 262.35	\$ 30.27			\$ 292.62
506	43	623	\$ 262.35	\$ 30.27			\$ 292.62
507	44	656	\$ 276.25	\$ 31.87			\$ 308.12
508	45	605	\$ 254.77	\$ 29.40			\$ 284.17
509	46	583	\$ 245.51	\$ 28.33			\$ 273.83
510	47	582	\$ 245.09	\$ 28.28			\$ 273.37

LONDON PLACE - STRATA PLAN LMS 1757
 Mar 1, 2009 to February 28, 2010

Assessment Fee Schedule

SUITE#	STRATA LOT	UNIT ENTITLEMENT	TOWER OPERATING EXP. CONTRIBUTIONS	TOWER CONTINGENCY CONTRIBUTIONS	LOW/RISE OPERATING EXP. CONTRIBUTIONS	LOW RISE CONTINGENCY CONTRIBUTIONS	TOTAL MONTHLY STRATA FEES
511	48	656	\$ 276.25	\$ 31.87			\$ 308.12
512	49	623	\$ 262.35	\$ 30.27			\$ 292.62
513	50	623	\$ 262.35	\$ 30.27			\$ 292.62
514	51	656	\$ 276.25	\$ 31.87			\$ 308.12
601	66	582	\$ 245.09	\$ 28.28			\$ 273.37
602	67	583	\$ 245.51	\$ 28.33			\$ 273.83
603	68	605	\$ 254.77	\$ 29.40			\$ 284.17
604	69	656	\$ 276.25	\$ 31.87			\$ 308.12
605	70	623	\$ 262.35	\$ 30.27			\$ 292.62
606	57	623	\$ 262.35	\$ 30.27			\$ 292.62
607	58	656	\$ 276.25	\$ 31.87			\$ 308.12
608	59	605	\$ 254.77	\$ 29.40			\$ 284.17
609	60	583	\$ 245.51	\$ 28.33			\$ 273.83
610	61	582	\$ 245.09	\$ 28.28			\$ 273.37
611	62	656	\$ 276.25	\$ 31.87			\$ 308.12
612	63	623	\$ 262.35	\$ 30.27			\$ 292.62
613	64	623	\$ 262.35	\$ 30.27			\$ 292.62
614	65	656	\$ 276.25	\$ 31.87			\$ 308.12
701	80	582	\$ 245.09	\$ 28.28			\$ 273.37
702	81	583	\$ 245.51	\$ 28.33			\$ 273.83
703	82	605	\$ 254.77	\$ 29.40			\$ 284.17
704	83	656	\$ 276.25	\$ 31.87			\$ 308.12
705	84	623	\$ 262.35	\$ 30.27			\$ 292.62
706	71	623	\$ 262.35	\$ 30.27			\$ 292.62
707	72	656	\$ 276.25	\$ 31.87			\$ 308.12
708	73	605	\$ 254.77	\$ 29.40			\$ 284.17
709	74	583	\$ 245.51	\$ 28.33			\$ 273.83
710	75	582	\$ 245.09	\$ 28.28			\$ 273.37
711	76	656	\$ 276.25	\$ 31.87			\$ 308.12
712	77	623	\$ 262.35	\$ 30.27			\$ 292.62
713	78	623	\$ 262.35	\$ 30.27			\$ 292.62
714	79	656	\$ 276.25	\$ 31.87			\$ 308.12
801	94	582	\$ 245.09	\$ 28.28			\$ 273.37
802	95	583	\$ 245.51	\$ 28.33			\$ 273.83
803	96	605	\$ 254.77	\$ 29.40			\$ 284.17
804	97	656	\$ 276.25	\$ 31.87			\$ 308.12
805	98	623	\$ 262.35	\$ 30.27			\$ 292.62
806	85	623	\$ 262.35	\$ 30.27			\$ 292.62
807	86	656	\$ 276.25	\$ 31.87			\$ 308.12
808	87	605	\$ 254.77	\$ 29.40			\$ 284.17
809	88	583	\$ 245.51	\$ 28.33			\$ 273.83
810	89	582	\$ 245.09	\$ 28.28			\$ 273.37
811	90	656	\$ 276.25	\$ 31.87			\$ 308.12
812	91	623	\$ 262.35	\$ 30.27			\$ 292.62
813	92	623	\$ 262.35	\$ 30.27			\$ 292.62
814	93	656	\$ 276.25	\$ 31.87			\$ 308.12
901	108	582	\$ 245.09	\$ 28.28			\$ 273.37
902	109	583	\$ 245.51	\$ 28.33			\$ 273.83
903	110	605	\$ 254.77	\$ 29.40			\$ 284.17
904	111	656	\$ 276.25	\$ 31.87			\$ 308.12
905	112	623	\$ 262.35	\$ 30.27			\$ 292.62
906	99	623	\$ 262.35	\$ 30.27			\$ 292.62

LONDON PLACE - STRATA PLAN LMS 1757
 Mar 1, 2009 to February 28, 2010

Assessment Fee Schedule

SUITE #	STRATA LOT	UNIT ENTITLEMENT	TOWER OPERATING EXP. CONTRIBUTIONS	TOWER CONTINGENCY CONTRIBUTIONS	LOW RISE OPERATING EXP. CONTRIBUTIONS	LOW RISE CONTINGENCY CONTRIBUTIONS	TOTAL MONTHLY STRATA FEES
907	100	656	\$ 276.25	\$ 31.87			\$ 308.12
908	101	605	\$ 254.77	\$ 29.40			\$ 284.17
909	102	583	\$ 245.51	\$ 28.33			\$ 273.83
910	103	582	\$ 245.09	\$ 28.28			\$ 273.37
911	104	656	\$ 276.25	\$ 31.87			\$ 308.12
912	105	623	\$ 262.35	\$ 30.27			\$ 292.62
913	106	623	\$ 262.35	\$ 30.27			\$ 292.62
914	107	656	\$ 276.25	\$ 31.87			\$ 308.12
1001	113	1039	\$ 437.54	\$ 50.48			\$ 488.02
1002	114	1000	\$ 421.11	\$ 48.59			\$ 469.70
1003	115	1039	\$ 437.54	\$ 50.48			\$ 488.02
1004	116	957	\$ 403.00	\$ 46.50			\$ 449.50
1005	117	1032	\$ 434.59	\$ 50.14			\$ 484.73
1006	118	1000	\$ 421.11	\$ 48.59			\$ 469.70
1007	119	1032	\$ 434.59	\$ 50.14			\$ 484.73
1008	120	957	\$ 403.00	\$ 46.50			\$ 449.50
1101	121	1039	\$ 437.54	\$ 50.48			\$ 488.02
1102	122	1000	\$ 421.11	\$ 48.59			\$ 469.70
1103	123	1039	\$ 437.54	\$ 50.48			\$ 488.02
1104	124	957	\$ 403.00	\$ 46.50			\$ 449.50
1105	125	1032	\$ 434.59	\$ 50.14			\$ 484.73
1106	126	1000	\$ 421.11	\$ 48.59			\$ 469.70
1107	127	1032	\$ 434.59	\$ 50.14			\$ 484.73
1108	128	957	\$ 403.00	\$ 46.50			\$ 449.50
1201	129	1039	\$ 437.54	\$ 50.48			\$ 488.02
1202	130	1000	\$ 421.11	\$ 48.59			\$ 469.70
1203	131	1039	\$ 437.54	\$ 50.48			\$ 488.02
1204	132	957	\$ 403.00	\$ 46.50			\$ 449.50
1205	133	1032	\$ 434.59	\$ 50.14			\$ 484.73
1206	134	1000	\$ 421.11	\$ 48.59			\$ 469.70
1207	135	1032	\$ 434.59	\$ 50.14			\$ 484.73
1208	136	957	\$ 403.00	\$ 46.50			\$ 449.50
COMM	143	3626			\$ 997.10	\$ 102.39	\$ 1,099.49
MEZZ 1	142	550	\$ 231.61	\$ 26.72			\$ 258.33
MEZZ 2	141	751	\$ 316.26	\$ 36.49			\$ 352.74
H1 (140)	138	922	\$ 388.27	\$ 44.80			\$ 433.06
H2 (140)	137	1012	\$ 426.17	\$ 49.17			\$ 475.34
H3 (140)	140	931	\$ 392.06	\$ 45.23			\$ 437.29
H4 (140)	139	566	\$ 238.35	\$ 27.50			\$ 265.85
RETAIL	144	1356			\$ 372.88	\$ 38.29	\$ 411.17
RETAIL	145	390			\$ 107.24	\$ 11.01	\$ 118.26
RETAIL	146	270			\$ 74.25	\$ 7.62	\$ 81.87
RETAIL	147	662			\$ 182.04	\$ 18.69	\$ 200.73
RETAIL	148	724			\$ 199.09	\$ 20.44	\$ 219.53
RETAIL	149	987			\$ 271.41	\$ 27.87	\$ 299.28
Per Month Residential U/E		98,137	\$ 41,326.73	\$ 4,768.19	\$ 2,204.01	\$ 226.32	\$ 48,525.25
Commercial U/E		8,015					
Total U/E		106152	multiply by 12 months	multiply by 12 months	multiply by 12 months	multiply by 12 months	multiply by 12 months
Total Assessment Fees			495,920.74	57,218.26	26,448.10	2,715.90	582,303.00

PRE-AUTHORIZED PAYMENT PLAN

London Place

Unit # _____, 1177 Hornby Street, Vancouver, B.C. V6Z 2E9

The undersigned hereby authorize(s) **COLLIERS MACAULAY NICOLLS INC., as agent** to draw monthly cheques or prepare debits, by paper or electronic entry, covering payments due by the undersigned to **Strata Plan LMS 1757**
(Name of Client)

for monthly ASSESSMENT FEES in the amount of \$ _____
Other: _____ \$ _____
(e.g. parking _____ \$ _____
storage, etc.) _____ \$ _____
TOTAL = \$ _____

I agree this amount may be increased/decreased in the event of an annual increase in fees and/or special levy, but only if the increase in fees and/or special levy were approved by the ownership at an Annual General Meeting or Special General Meeting; and only if formal written notification has been sent by Colliers Macaulay Nicolls Inc. advising it will automatically deduct the increase in fees or special levy payments.

Monthly debits to commence the 1st day of _____, _____.

<input type="checkbox"/> Mr. <input type="checkbox"/> Miss <input type="checkbox"/> Ms. <input type="checkbox"/> Mrs.	FIRST NAME	INITIALS	FAMILY NAME	
ADDRESS		CITY	PROVINCE	POSTAL CODE

The under-noted financial institution is hereby authorized to pay and debit the account of the undersigned.

NAME OF FINANCIAL INSTITUTION	ADDRESS	CITY	PROVINCE
BRANCH	TYPE OF ACCOUNT <input type="checkbox"/> SAVINGS <input type="checkbox"/> CURRENT <input type="checkbox"/> CHEQUING	ACCOUNT NO.	

1. All amounts payable to **COLLIERS MACAULAY NICOLLS INC., as agent** drawn on or directed to you by a chartered bank on behalf of **Strata Plan LMS 1757**.
2. Your treatment of each debit shall be the same as if the undersigned has personally directed you to pay as indicated and to charge the amount specified to the account of the undersigned.
3. This authorization may be cancelled at any time upon written notice.
4. Any delivery of this authorization to you constitutes delivery by the undersigned.
5. I will inform the Payee, in writing, of any change in the account information provided in the Authorization prior to the next due date of the Pre-Authorized Debit.
6. I understand and agree to the foregoing terms and conditions and I acknowledge receipt of a copy of this Authorization.

DATE

SIGNATURE AS YOU SIGN YOUR CHEQUE

NOTE: To ensure accuracy, please enclose a specimen cheque marked "VOID".

For a joint account, all depositors must sign if more than one signature is required on cheques issued against the account.

PLEASE ATTACH A SAMPLE CHEQUE MARKED

"VOID"

**NOTICE OF THE
ANNUAL GENERAL MEETING
OF
THE OWNERS OF STRATA PLAN LMS 1757
LONDON PLACE
1177 Hornby Street
Vancouver, B.C.**

**To be held
Tuesday, April 21st, 2009
6:30 p.m.
Registration will commence at 6:00 p.m.**

Meeting to be held at:

**1177 Hornby Street
Main Floor Amenity Room
Vancouver, B.C.**

All owners are asked to arrive before 6:30 p.m. to ensure that the meeting can commence on time

Notice of meeting package dated Thursday, April 2nd, 2009

Chairs will be provided

LONDON PLACE - STRATA PLAN LMS 1757
MARCH 1st, 2009 TO FEBRUARY 28th, 2010

BUDGET NARRATIVE

REVENUE

371000-00 Assessment Fees

\$582,303

- There is a 2.5% increase in the amount of the monthly strata fees.
- Assessments are calculated on a unit entitlement basis and are comprised of the total expenses, minus any additional anticipated revenues.
- In this budget some budget expenses are shared by all owners, whereas others are incurred by the tower only. The assessment fees for the tower and the low-rise have been calculated accordingly by unit entitlement.

337020-00 Cable/Internet Revenue

\$500

- Marketing agreement with Novus for cable and Internet.
- Tower only

345010-00 Move-In Revenue

\$1,000

- Moving fees \$100 per move-in.
- Budget based on an average of two moves per month.
- \$200 x 12 = \$2,400
- Tower only

359000-00 Miscellaneous Income

\$1,200

- Miscellaneous income such as interest, NSF charges, etc.
- Tower Only

344015-00 Keys and Remotes

\$1,500

- This category includes income from sale of keys, access cards, key fobs and visitor parking passes.
- Tower Only

374400-00 Prior-Year Surplus

- Into Operating Budget **\$20,000**
 - Into Contingency Fund **\$25,402**
-

NOTICE OF ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN LMS1757

TABLE OF CONTENTS

- 1) NOTICE OF ANNUAL GENERAL MEETING
- 2) AGENDA
- 3) 2008/09 COUNCIL LIST
- 4) INSURANCE COVER NOTE
- 5) BUDGET OVERVIEW
 - Balance Sheet
 - Majority Vote Resolution - Transfer of Year-End Surplus
 - Operating Budget March 1st, 2009 to February 28th, 2010
 - Budget Narrative
 - Assessment Fee Schedule March 1st, 2009 to February 28th, 2010
- 6) PROPOSED $\frac{3}{4}$ VOTE RESOLUTIONS
 - Approval of $\frac{3}{4}$ Vote Resolution #1 – Expenditure from CRF (Window Replacement)
 - Approval of $\frac{3}{4}$ Vote Resolution #2 – TELUS roof-mounted wireless facilities
 - Approval of $\frac{3}{4}$ Vote Resolution #3 – Bylaw Amendment - Smoking Restrictions
 - Approval of $\frac{3}{4}$ Vote Resolution #4 – Bylaw Amendment - Rental Restrictions
 - Approval of $\frac{3}{4}$ Vote Resolution #5 – Special Levy – Common Area Renovations – Options A,B,C
- 7) PROXY APPOINTMENTS
 - Provisions for Voting at a General Meeting
 - Instructions for Completing a Proxy
 - Proxy Appointment Forms

March 31st, 2009



Owners of Strata Plan LMS1757
London Place
1177 Hornby Street
Vancouver, BC

15th Floor, Granville Square
200 Granville Street
Vancouver, B.C.
Canada V6C 2R6
Telephone: 604.681.4111
Facsimile: 604.681.2911
www.colliers.com

Dear Owners:

Re: Notice of Annual General Meeting
London Place Strata Plan LMS1757

We are pleased to enclose the notice of the 2009 Annual General Meeting of the owners of Strata Plan LMS1757 to be held on Tuesday, April 21st, 2009 at 6:30 p.m. at the main floor amenity room.

Registration will take place between 6:00 p.m. and 6:30 p.m. The meeting will commence at 6:30 p.m.

Owners are asked to arrive at 6:00 p.m. to allow ample time for registration so the meeting can commence on time. *Proxies will not be accepted after the meeting has commenced.*

The purpose of the meeting is to fulfill the statutory requirements as set out in the *Strata Property Act* to conduct the strata corporation business as outlined in the attached agenda.

Following this notice of meeting letter, you will find detailed narratives on the budget being presented to the owners for approval.

In the event that it is inconvenient for you to attend the meeting, you may wish to have an alternate representative attend the meeting on your behalf. A proxy form is attached to the notice of meeting for this purpose.

We look forward to seeing you at the meeting. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
COLLIERS MACAULAY NICOLLS INC.
Managing Agent

A handwritten signature in black ink, appearing to read "Dali Janic".

Dali Janic
Property Manager, Residential Division
On Behalf of Strata Corporation LMS1757

AGENDA

ANNUAL GENERAL MEETING LONDON PLACE - STRATA PLAN LMS1757

Date: Tuesday, April 21st, 2009
Time: 6:30 p.m.

Location: Main Floor Amenity Room – London Place
1177 Hornby Street
Vancouver, BC

- 6:00 Certification of proxies and issuance of voting cards.
- 6:30 Call meeting to order
1. Quorum Report
 2. Notice of Meeting dated April 2nd, 2009
 3. Approval of Agenda
 4. Approval of Minutes of the Annual General Meeting dated May 20th, 2008.
 5. President's Report
 6. Insurance Report
 7. Treasurer's Report
 8. Majority Vote Resolution – Use of Operating Surplus
 9. Approval of annual operating budget
 10. $\frac{3}{4}$ Vote Resolution #1 – Expenditure from CRF (Window Replacement)
 11. $\frac{3}{4}$ Vote Resolution #2 – TELUS
 12. $\frac{3}{4}$ Vote Resolution #3 – Bylaw Amendment – Smoking Restrictions
 13. $\frac{3}{4}$ Vote Resolution #4 – Bylaw Amendment – Rental Restrictions
 14. $\frac{3}{4}$ Vote Resolution #5 – Special Levy - Common Area Renovations – Options A, B, C
 15. New Business
 16. Election of Council
 17. Adjourn Meeting

STRATA COUNCIL
2008-2009

London Place

STRATA PLAN LMS1757
1177 Hornby Street
Vancouver, BC
V6Z 2E9

President

Tom Atwood
#505 – 1177 Hornby Street
Vancouver, BC V6Z 2E9

Lindene Jervis
#214 – 1177 Hornby Street
Vancouver, BC V6Z 2E9

Lazlo Hollander
#606 – 1177 Hornby Street
Vancouver, BC V6Z 2E9

Vice President

Vanessa Leech
#511 – 1177 Hornby Street
Vancouver, BC V6Z 2E9

Monty Bannister
#1101 – 1177 Hornby Street
Vancouver, BC V6Z 2E9

Treasurer

Warren Miles Pickup
#513 – 1177 Hornby Street
Vancouver, BC V6Z 2E9

**Commercial
Representative**

James Clay
SL 143 Commercial