



RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Property Management Specialists

701-1190 Hornby Street,

Vancouver, B.C. V6Z 2K5

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www.ranchovan.com

November 13, 2009

Owner(s) of "Domus"

Strata Plan BCS528

1055 Homer Street

Vancouver, B.C.

V6B 1G3

Dear Owner(s):

Re: Annual General Meeting for Strata Corporation BCS528 – "Domus"

Date: Wednesday, December 9, 2009

Time: 6:30 p.m.

Place: Lounge Area – Rear Lobby, 1055 Homer Street, Vancouver, BC

You are cordially invited to attend the Annual General Meeting of Strata Corporation BCS528, "Domus", which will be held on **Wednesday, December 9, 2009, at 6:30 p.m.** in the **Lounge Area – Rear Lobby, 1055 Homer Street, Vancouver, BC**. Details of the business to be conducted at the meeting are given in the attached notice of the meeting.

The Meeting will be called to order at 6:30 p.m. However, we expect that a quorum will not be reached until 7:00 p.m., so please feel free to join us anytime between 6:30 p.m. and 7:00 p.m. If you are unable to attend the meeting, the enclosed proxy form can be filled out and submitted for an alternate representative to attend and vote on your behalf.

Please be reminded that in accordance with the Strata Corporation's Bylaws, only those Owners whose accounts are current in their strata fees may vote at the meeting. If you wish to check your account status, please contact our accounts receivable department at 604-331-4279 for details. Please be advised that only certified cheques will be accepted at the meeting.

In closing, please review the enclosed information package prior to attending the meeting, and remember to bring the same package with you to the meeting. Please do not hesitate to contact the undersigned if you have any questions. We look forward to meeting those of you who will be able to attend the meeting.

Yours truly,

RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Agent for the Owners

Per:

Joseph Tsang

Senior Strata Agent

Direct Line: (604) 331-4253

Email: josephsang@ranchogroup.com

2009 BCS528 AGM Notice.December

JT/cl

Encl.

**THE OWNERS OF STRATA PLAN BCS528 – “DOMUS”
1055 HOMER STREET
VANCOUVER, BC**

NOTICE OF ANNUAL GENERAL MEETING

TAKE NOTICE THAT THE ANNUAL MEETING OF STRATA PLAN BCS528, “DOMUS”, WILL BE HELD ON WEDNESDAY, DECEMBER 9, 2009 AT 6:30 P.M. IN THE LOUNGE AREA – REAR LOBBY, 1055 HOMER STREET, VANCOUVER, B.C. AND THAT THE AGENDA WILL BE AS FOLLOWS:

1. Proxies Certification
2. Establishing a Quorum
3. Call to Order
4. Filing Proof of Notice of Meeting
5. Adoption of Previous Meeting Minutes
 - Special General Meeting held May 5, 2009 (pages 3-4)
6. Strata Council’s Activity Report
7. Financial Report (pages 5-9)
8. Proposed 2009/2010 Operating Budget and Capital Budget (pages 10-19)
9. Report of Strata’s Insurance Coverage (pages 20-21)
10. $\frac{3}{4}$ Vote Resolution
 - Resolution “A” – Exterior Painting (page 22)
 - Resolution “B” – Building Envelope Maintenance (page 23)
 - Resolution “C” – Replenishment of the Contingency Fund (pages 24-28)
11. Election of Council
12. New Business
 - Olympic Security
13. Termination

DATED AT VANCOUVER, B.C. this 13th day of November, 2009.

STRATA PLAN BCS528

ENCLOSED HEREIN IS A REPLY LETTER INDICATING WHETHER OR NOT YOU WILL BE IN ATTENDANCE. IF YOU CANNOT ATTEND, THE ENCLOSED LETTER CONTAINS A PROXY FORM PERMITTING YOU TO APPOINT THE AGENT OF YOUR CHOICE. ANY PERSON IS ELIGIBLE TO BE APPOINTED AS YOUR AGENT INCLUDING ANOTHER OWNER. PLEASE MAIL THE PROXY TO RANCHO’S OFFICE AT 701-1190 HORNBY STREET, VANCOUVER, BC V6Z 2K5 OR BY FAX TO 604-684-1956 OR BRING THE FORM WITH YOU TO THE MEETING.

"DOMUS"
STRATA CORPORATION BCS528
1055 HOMER STREET, VANCOUVER, B.C.

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN BCS528, "DOMUS", HELD IN THE LOUNGE AREA, 1055 HOMER STREET, VANCOUVER, BC, ON TUESDAY, MAY 5TH, 2009 AT 6:30 P.M.

IN ATTENDANCE:

10 Owners were represented (8 in person, 2 by proxy) at the Special General Meeting.

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.:

Mike Elliott, Strata Agent

Joseph Tsang, Senior Strata Agent

1. CALLING OF THE ROLL AND CERTIFICATION OF PROXY

At 6:30 p.m., the Strata Agent informed Owners that a quorum did not exist, and that in accordance with Section 27 of the Strata Bylaws, the meeting would reconvene in 30 minutes. The number of Owners represented at that time would then constitute a quorum.

2. CALL TO ORDER

The reconvened meeting was officially called to order at 7:00 p.m.

3. PROOF OF NOTICE

The *Strata Property Act* requires that Owners be notified at least fourteen days in advance of a Special General Meeting. Owners were advised that notice of tonight's meeting was mailed on April 16th, 2009, giving Owners twenty-one (21) days advance notice. It was **MOVED, SECONDED, and CARRIED** unanimously that the April 16th, 2009 notice of the meeting be deemed in compliance with the notice requirements of the *Strata Property Act*.

4. MINUTES OF PREVIOUS MEETING

Owners were advised that the notice of tonight's meeting contained minutes of the December 1st, 2008 Annual General Meeting for the Owner's review and approval. There being no errors or omissions, it was **MOVED, SECONDED and CARRIED** unanimously to adopt the minutes of the Annual General Meeting of December 1st, 2008, as circulated.

5. ¾ VOTE RESOLUTION

Owners were reminded that ¾ vote resolutions require the support of at least 75% of Owners represented at the meeting. With ten (10) Owners represented, eight (8) Owners must vote in favor in order to carry the ¾ vote resolutions.

- a) **Resolution I:** Owners were informed that this resolution is to approve a document required by Royal Bank of Canada for the refinancing of the Strata's mortgages on the guest suite as well as the manager's suite. The refinance is necessary because the current mortgages have expired. The floor was then opened up for discussion, and after a brief discussion regarding the interest rate, it was **MOVED, SECONDED and CARRIED** unanimously to approve Resolution I as presented.

6. TERMINATION

There being no further business, it was **MOVED, SECONDED and CARRIED** unanimously to terminate the meeting at 7:03 p.m.

Respectfully Submitted,



Mike Elliot, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, BC, V6Z 2K5
Phone: 684-4508 (24 HOUR EMERGENCY SERVICES)
Direct Line: (604) 331-4280
E-mail: melliot@ranchogroup.com

RANCHO'S INTERNET SITE

Rancho's website has been updated with lots of new features. We invite you to check us out at <http://www.ranchovan.com>. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com, or by calling us at: (604) 684-4508.

STRATA PLAN BCS528

FINANCIAL STATEMENTS

For the Twelve Month Period Ending October 31, 2009

(Unaudited)

CAUTION TO READER (Owner, Realtor, etc):

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

PREPARED WITHOUT AUDIT.

Description	Year to Date

ASSETS	
CURRENT ASSETS	
1409 Operating Bank Account	8,470.16
1402 Contingency Bank Account	206,812.02
1403 Special Levy Bank Account	472.99
1405 Petty Cash	300.00
1410 Accounts Receivable	(561.81)
1440 Prepaid Insurance	451.68
1455 Prepaid Recycling	400.18

TOTAL CURRENT ASSETS	216,345.22

LONG TERM ASSETS	
2026 Guest Suite	102,720.00
2027 Manager's Suite	227,803.00

TOTAL LONG TERM ASSETS	330,523.00

TOTAL ASSETS	546,868.22

LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3810 Accounts Payable	16,676.88
3811 Accrued Liabilities	34,338.71

TOTAL CURRENT LIABILITIES	51,015.59

LONG TERM LIABILITIES	
4559 Mortgage Payable - 1st Mortgage	284,087.50

TOTAL LONG TERM LIABILITIES	284,087.50

TOTAL LIABILITIES	335,103.09

MEMBERSHIP FUNDS	
Contingency Fund	206,812.02
Special Levy Fund	472.99
5999 Current Surplus (Deficit)	4,480.12

TOTAL MEMBERSHIP FUNDS	211,765.13

TOTAL LIABILITIES & MEMBERSHIP FUNDS	546,868.22

5116 STRATA PLAN BCSS28
 Period Ending 10/31/2009
 Total Company Budget Code: 1
 STRATA B.SHEET SCHEDULE

11/03/2009 Page: 1
 11:40AM winnie

Description	Year to Date

CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	126,171.75
5610 Contingency Fund - Current Yr Cont	88,320.70
5620 Contingency Fund - Current Yr With	(8,783.07)
5630 Contingency Fund - Current Yr Int.	1,102.64

TOTAL CONTINGENCY FUND	206,812.02

SPECIAL LEVY FUND	
5640 Special Levy Fund - Opening Balanc	3,470.80
5641 Special Levy Fund - Current Yr Con	45,000.01
5642 Special Levy Fund - Current Yr Wit	(48,002.91)
5643 Special Levy Fund - Current Yr Int	5.09

TOTAL SPECIAL LEVY FUND	472.99

Last Year Month	Budget Month	This Year Month	Description	This Year YTD	Budget YTD	Last Year YTD
REVENUE						
34,091	39,058	39,058	6100 Strata Fees	468,694	468,695	409,098
600	600	(100)	6210 Rental Revenue	7,200	7,200	7,200
1,600	500	2,100	6267 Move In/Out Fees	9,100	6,000	8,475
(1,525)	417	(1,101)	6268 Miscellaneous Income	4,725	5,000	3,903
1,480	500	800	6278 Guest Suite Rental	5,800	6,000	6,070
36,247	41,075	40,757	TOTAL REVENUE	495,519	492,895	434,746
EXPENDITURES						
4,864	5,233	5,465	Monthly Service Contracts	64,584	62,800	72,601
5,125	6,136	5,339	Payroll	70,582	73,637	68,914
3,102	2,292	11,982	General Repairs	31,517	27,500	24,252
5,553	3,643	767	General Maintenance	34,824	43,716	30,379
3,070	3,250	3,692	Insurance	40,845	39,000	44,103
7,040	8,917	8,498	Utilities	101,689	107,000	100,332
4,238	4,193	5,786	General & Administrative	57,071	50,320	43,222
989	2,086	1,164	Strata's Suite	25,923	25,030	13,174
436	908	513	Guest Suite	11,003	10,892	5,898
3,057	4,417	4,417	7860 Contingency Fund	53,000	53,000	36,684
37,473	41,074	47,623	TOTAL EXPENDITURES	491,039	492,895	439,558
(1,226)	0	(6,866)	SURPLUS (DEFICIT)	4,480	0	(4,812)

Last Year Month	Budget Month	This Year Month	Description	This Year YTD	Budget YTD	Last Year YTD
MONTHLY SERVICE CONTRACTS						
1,355	1,875	2,183	7719 Landscaping & Grounds	22,264	22,500	22,687
1,315	1,417	1,315	7755 Elevator	19,034	17,000	16,487
41	50	41	7771 Fire Alarm Monitoring	716	600	541
0	500	340	7770 Fire Panel Maintenance	4,760	6,000	6,065
1,096	225	0	7780 Enterphone Lease	3,177	2,700	13,153
1,057	1,167	1,585	7788 Waste Removal	14,634	14,000	13,669
4,864	5,233	5,465	TOTAL MONTHLY SERVICE CONTRACTS	64,584	62,800	72,601
PAYROLL						
2,188	2,625	2,188	7420 Resident Manager	28,103	31,500	27,981
907	1,417	1,077	7429 Security Patrol	17,709	17,000	16,527
2,030	2,095	2,075	7785 Janitorial	24,770	25,137	24,407
5,125	6,136	5,339	TOTAL PAYROLL	70,582	73,637	68,914
GENERAL REPAIRS						
2,872	2,167	11,982	7711 General Building R & M	28,254	26,000	23,375
230	125	0	7717 Garage Door	3,263	1,500	878
3,102	2,292	11,982	TOTAL GENERAL REPAIRS	31,517	27,500	24,252
GENERAL MAINTENANCE						
5,450	1,250	0	7718 Window Cleaning	9,151	15,000	10,331
0	185	0	7721 Pest Control	0	2,216	0
0	125	767	7729 Emergency Generator	767	1,500	0
0	417	0	7736 Dryer Vent R & M	4,544	5,000	0
0	1,250	0	7751 HVAC R & M	18,391	15,000	14,272
103	417	0	7776 Supplies	1,972	5,000	5,776
5,553	3,643	767	TOTAL GENERAL MAINTENANCE	34,824	43,716	30,379
INSURANCE						
3,070	3,250	3,692	7500 Insurance	40,845	39,000	44,103
3,070	3,250	3,692	TOTAL INSURANCE	40,845	39,000	44,103
UTILITIES						
2,997	3,167	3,113	7915 Hydro Expense	33,838	38,000	34,431
3,870	4,000	3,172	7917 Gas Expense	44,049	48,000	46,936
174	1,750	2,213	7920 Sewer & Water	23,802	21,000	18,964
7,040	8,917	8,498	TOTAL UTILITIES	101,689	107,000	100,332
GENERAL & ADMINISTRATIVE						
2,705	2,835	2,835	7810 Management Fees	34,020	34,020	32,405
132	292	61	7820 Administration	5,738	3,500	3,515
0	167	2,500	7825 Audit Fees	5,125	2,000	1,838
0	542	262	7830 Consulting/Legal Fees	8,881	6,500	0
1,217	125	(148)	7890 Sundry Expense	406	1,500	2,903
184	233	277	7925 Telephone/Pager	2,901	2,800	2,560
4,238	4,193	5,786	TOTAL GENERAL & ADMINISTRATIVE	57,071	50,320	43,222
STRATA'S SUITE						
790	1,750	937	7881 Strata's Suite Mortgage	21,864	21,000	9,613
199	228	227	7882 Strata's Suite Strata Fees	2,992	2,730	2,382
0	108	0	7883 Strata's Suite Property Tax	1,068	1,300	1,178
989	2,086	1,164	TOTAL STRATA'S SUITE	25,923	25,030	13,174
GUEST SUITE						
356	750	422	7884 Mortgage Interest	9,861	9,000	4,333
79	91	91	7885 Strata Fees	1,197	1,092	953
0	67	0	7886 Property Tax	(55)	800	612
436	908	513	TOTAL GUEST SUITE	11,003	10,892	5,898

"DOMUS"
STRATA CORPORATION BCS528

2009/2010 PROPOSED OPERATING BUDGET
(From November 1 to October 31)

	2009 Budget	2009 Actual	2010 Proposed
<u>Revenue:</u>			
1 Strata Fees	\$ 468,695	\$ 468,695	\$ 480,412
2 Caretaker Suite Income	7,200	7,200	7,200
3 Move in/out Fees	6,000	9,100	6,000
4 Guest Suite Income	6,000	5,800	5,000
5 Miscellaneous Income	5,000	4,725	5,000
Total Revenue	\$ 492,895	\$ 495,520	\$ 503,612
<u>Expenditures:</u>			
<u>Monthly Service Contracts</u>			
6 Landscaping	\$ 22,500	\$ 22,264	\$ 22,000
7 Elevator	17,000	19,034	11,500
8 Fire Alarm Monitoring	600	716	800
9 Fire Panel Maintenance	6,000	4,760	5,500
10 Enterphone Lease	2,700	3,177	0
11 Waste Removal	14,000	14,634	15,000
12 Pest Control	2,216	0	0
Total Monthly Service Contracts	\$ 65,016	\$ 64,585	\$ 54,800
<u>Payroll</u>			
13 Cleaning	\$ 25,137	\$ 24,770	\$ 28,992
14 Resident Manager/Cleaning	\$ 31,500	\$ 28,103	\$ 31,500
15 Security Patrol	17,000	17,709	24,000
Total Payroll	\$ 73,637	\$ 70,582	\$ 84,492
<u>General Repairs</u>			
16 General Building R & M	\$ 26,000	\$ 28,254	\$ 25,020
17 Garage Door	1,500	3,263	3,000
Total General Repairs	\$ 27,500	\$ 31,517	\$ 28,020
<u>General Maintenance</u>			
18 Window Cleaning	\$ 15,000	\$ 9,151	\$ 13,052
19 Emergency Generator	1,500	767	1,500
20 HVAC R & M	15,000	18,391	19,000
21 Supplies	5,000	1,972	3,000
22 Dryer Vent Cleaning	5,000	4,544	-
Total General Maintenance	\$ 41,500	\$ 34,825	\$ 36,552

"DOMUS"
STRATA CORPORATION BCS528

2009/2010 PROPOSED OPERATING BUDGET
(From November 1 to October 31)

	2009 Budget	2009 Actual	2010 Proposed
<u>Utilities:</u>			
23 Hydro	\$ 38,000	\$ 33,838	\$ 35,000
24 Gas	48,000	44,049	48,000
25 Sewer & Water	21,000	23,802	25,000
Total Utilities	\$ 107,000	\$ 101,689	\$ 108,000
<u>General Administrative</u>			
26 Insurance	\$ 39,000	\$ 40,845	\$ 45,180
27 Management Fees	34,020	34,020	34,975
28 Administration	3,500	5,738	3,000
29 Audit Fees	2,000	5,125	2,800
30 Sundry	1,500	406	2,903
31 Telephone	2,800	2,901	3,000
32 Legal Expense	6,500	8,881	1,000
Total General Administrative	\$ 89,320	\$ 97,916	\$ 92,858
<u>Guest/Resident Suite</u>			
33 Mortgage Expenses	\$ 30,000	\$ 31,725	\$ 40,068
34 Strata Fees	3,822	4,189	4,294
35 Property Tax	2,100	1,013	1,528
Total Mortgage Expenses	\$ 35,922	\$ 36,927	\$ 45,890
36 Contingency Fund	\$ 53,000	\$ 53,000	\$ 53,000
Total Expenditures	\$ 492,895	\$ 491,041	\$ 503,612
Surplus (Deficit)	\$ -	\$ 4,479	\$0

Note: The 2009/2010 Proposed Operating Budget assumes an increase of 2.5% in the overall strata fee

OPERATING BUDGET ASSUMPTIONS
“DOMUS” - STRATA PLAN BCS528

- 1 **Strata Fees** – The proposed 2010 budget assumes an increase of 2.5% in the overall strata fees.
- 2 **Caretaker Suite Income** – Self Explanatory.
- 3 **Move In/Out Fees** – Self Explanatory.
- 4 **Guest Suite Income** – Monies collected from the rental of the guest suite.
- 5 **Miscellaneous** – Keys, Fobs, Fines, etc.
- 6 **Landscaping** – Monthly landscaping services contract.
- 7 **Elevator** – Monthly elevator servicing including the annual inspection certificate.
- 8 **Fire Alarm Monitoring** – For monitoring of the fire panel and the elevator phone.
- 9 **Fire Panel Maintenance** – Annual testing of the fire alarm systems.
- 10 **Enterphone Lease** – Lease for the enterphone.
- 11 **Waste Removal** – Costs related to recycling, garbage containers and labour fees to have the containers and recycle bins moved to and from the lane.
- 12 **Pest Control** – This category will be deleted for 2010.
- 13 **Cleaning** – Common areas cleaning costs
- 14 **Resident Manager** – This is for the Resident Manager’s salary.
- 15 **Security Patrol** – Costs incurred for security patrol services for Saturdays and Sundays.
- 16 **General Building R&M** – This is for general building maintenance.
- 17 **Garage Door** – This is for quarterly preventative repairs on the garage gates.
- 18 **Window Cleaning** – Cleaning of the inaccessible windows two times per year.
- 19 **Emergency Generator** – Annual testing of the generator.
- 20 **HVAC R&M** – This is for the maintenance, servicing, and repairs to the buildings HVAC system.

- 21 **Supplies** – Supplies required for maintaining the building including the purchase of equipment as required and light bulbs etc.
- 22 **Dryer Vent Cleaning** – This category will be deleted for 2010.
- 23 **Hydro – Electricity** – Reflects electricity expenses for the common areas only.
- 24 **Gas** – This is for gas expenses for the common area only.
- 25 **Sewer & Water** – Estimated cost based on projected usage.
- 26 **Insurance** – The annual insurance premium based on an insured value of \$39,400,000 includes \$5,000,000 Directors and Officers Liability, and \$10,000,000 in Commercial General Liability.
- 27 **Management Fees** – This is for management and accounting fees paid to Rancho Management Services (B.C.) Ltd.
- 28 **Administration** – For photocopying, postage charges etc.
- 29 **Audit Fees** – Costs to audit the Strata's financials.
- 30 **Sundry** – This is for miscellaneous small expenses not otherwise budgeted.
- 31 **Telephone** – Telephone for monitoring the fire panel, the elevator's phones and the manager's phone.
- 32 **Legal** – Costs to retain the Strata lawyer from time to time.
- 33 **Mortgage Expense** – Interest and principle payable on the resident manager and guest suites.
- 34 **Strata Fees** – Strata fees for the resident manager and guest suites.
- 35 **Property Tax** – Property tax payable on the resident manager and guest suites.
- 36 **Contingency Fund** – The 2010 Budget proposes a contribution of 11.76% from the total expenditures.

Strata Corporation BCS528 ("Domus")
Contingency Reserve Fund Projection

Fiscal Year Ending October 31st	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
INFLOWS												
Annual contributions	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
Special Levies	\$44,525	\$47,250	\$0	\$47,250	\$47,250	\$0	\$47,250	\$0	\$67,500	\$0	\$0	\$67,500
Other Inflow	\$27,640	\$4,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INFLOWS	\$125,165	\$104,650	\$53,000	\$100,250	\$100,250	\$53,000	\$100,250	\$53,000	\$120,500	\$53,000	\$53,000	\$120,500
OUTFLOWS												
1. HVAC												
- Rooftop make-up air units												
- Domestic boiler/hot water tanks	\$44,525										\$50,000	
2. Security												
- Surveillance camera				\$10,000								
- Enterphone												
3. Power Washing Exterior	\$0			\$20,000			\$20,000					\$20,000
4. Exterior Painting		\$102,900							\$102,900			
5. Wallpaper/Interior Painting			\$25,000									
6. Mailboxes					\$10,000							
7. Fitness Centre Refurbishing					\$30,000							
8. Roof Deck Replacement						\$30,000					\$30,000	
9. Building Envelope Maintenance	\$15,000	\$15,000										\$250,000
10. Carpet Replacement				\$45,000								
11. Garage Door Replacement				\$10,000								
12. Guest Suite/Lounge Refurbishing				\$15,000								
13. Parkade Maintenance												
- Painting				\$9,000							\$9,000	
- Membrane Renewal							\$100,000					
14. Elevator Brake Upgrade	\$16,800											
15. Lobby Refurbishment												
TOTAL OUTFLOWS	\$76,325	\$117,900	\$25,000	\$109,000	\$40,000	\$55,000	\$170,000	\$0	\$102,900	\$0	\$89,000	\$270,000
YEAR-END BALANCE	\$175,012	\$161,762	\$189,762	\$181,012	\$241,262	\$239,262	\$169,512	\$222,512	\$240,112	\$293,112	\$257,112	\$107,612

Assumes no interest, no inflation; 2009 dollars

"DOMUS"
STRATA PLAN BCS528
PROPOSED 2009/2010 STRATA FEE SCHEDULE
Retroactive to November 1st, 2009

STRATA LOT NO.	SUITE NO.	UNIT ENTITLEMENT	OPER FUND CONTRIBUTION	CFR FUND CONTRIBUTION	TOTAL DUE
1	TH 1047	99	\$293.36	\$36.38	\$329.73
2	TH 1049	98	\$290.39	\$36.01	\$326.40
3	TH 1051	100	\$296.32	\$36.74	\$333.06
4	TH 1053	92	\$272.61	\$33.80	\$306.42
5	TH 1057	92	\$272.61	\$33.80	\$306.42
6	TH 1059	100	\$296.32	\$36.74	\$333.06
7	TH 1061	98	\$290.39	\$36.01	\$326.40
8	TH 1063	99	\$293.36	\$36.38	\$329.73
9	310	114	\$337.80	\$41.89	\$379.69
10	304	77	\$228.17	\$28.29	\$256.46
11	303	77	\$228.17	\$28.29	\$256.46
12	300	114	\$337.80	\$41.89	\$379.69
13	302	70	\$207.42	\$25.72	\$233.15
14	301	72	\$213.35	\$26.46	\$239.81
15	306	72	\$213.35	\$26.46	\$239.81
16	305	70	\$207.42	\$25.72	\$233.15
17	404	77	\$228.17	\$28.29	\$256.46
18	403	77	\$228.17	\$28.29	\$256.46
19	402	28	\$82.97	\$10.29	\$93.26
20	401	72	\$213.35	\$26.46	\$239.81
21	406	72	\$213.35	\$26.46	\$239.81
22	405	61	\$180.76	\$22.41	\$203.17
23	504	94	\$278.54	\$34.54	\$313.08
24	503	94	\$278.54	\$34.54	\$313.08
25	502	84	\$248.91	\$30.87	\$279.77
26	501	72	\$213.35	\$26.46	\$239.81
27	506	72	\$213.35	\$26.46	\$239.81
28	505	84	\$248.91	\$30.87	\$279.77
29	604	94	\$278.54	\$34.54	\$313.08
30	603	94	\$278.54	\$34.54	\$313.08
31	602	84	\$248.91	\$30.87	\$279.77
32	601	72	\$213.35	\$26.46	\$239.81
33	606	72	\$213.35	\$26.46	\$239.81
34	605	84	\$248.91	\$30.87	\$279.77
35	704	94	\$278.54	\$34.54	\$313.08
36	703	94	\$278.54	\$34.54	\$313.08
37	702	84	\$248.91	\$30.87	\$279.77
38	701	72	\$213.35	\$26.46	\$239.81
39	706	72	\$213.35	\$26.46	\$239.81
40	705	84	\$248.91	\$30.87	\$279.77

"DOMUS"
STRATA PLAN BCS528
PROPOSED 2009/2010 STRATA FEE SCHEDULE
Retroactive to November 1st, 2009

STRATA LOT NO.	SUITE NO.	UNIT ENTITLEMENT	OPER FUND CONTRIBUTION	CFR FUND CONTRIBUTION	TOTAL DUE
41	804	94	\$278.54	\$34.54	\$313.08
42	803	94	\$278.54	\$34.54	\$313.08
43	802	84	\$248.91	\$30.87	\$279.77
44	801	72	\$213.35	\$26.46	\$239.81
45	806	72	\$213.35	\$26.46	\$239.81
46	805	84	\$248.91	\$30.87	\$279.77
47	904	94	\$278.54	\$34.54	\$313.08
48	903	94	\$278.54	\$34.54	\$313.08
49	902	84	\$248.91	\$30.87	\$279.77
50	901	72	\$213.35	\$26.46	\$239.81
51	906	72	\$213.35	\$26.46	\$239.81
52	905	84	\$248.91	\$30.87	\$279.77
53	1004	94	\$278.54	\$34.54	\$313.08
54	1003	94	\$278.54	\$34.54	\$313.08
55	1002	84	\$248.91	\$30.87	\$279.77
56	1001	72	\$213.35	\$26.46	\$239.81
57	1006	72	\$213.35	\$26.46	\$239.81
58	1005	84	\$248.91	\$30.87	\$279.77
59	1104	94	\$278.54	\$34.54	\$313.08
60	1103	94	\$278.54	\$34.54	\$313.08
61	1102	84	\$248.91	\$30.87	\$279.77
62	1101	72	\$213.35	\$26.46	\$239.81
63	1106	72	\$213.35	\$26.46	\$239.81
64	1105	84	\$248.91	\$30.87	\$279.77
65	1204	94	\$278.54	\$34.54	\$313.08
66	1203	94	\$278.54	\$34.54	\$313.08
67	1202	84	\$248.91	\$30.87	\$279.77
68	1201	72	\$213.35	\$26.46	\$239.81
69	1206	72	\$213.35	\$26.46	\$239.81
70	1205	84	\$248.91	\$30.87	\$279.77
71	1304	94	\$278.54	\$34.54	\$313.08
72	1303	94	\$278.54	\$34.54	\$313.08
73	1302	84	\$248.91	\$30.87	\$279.77
74	1301	72	\$213.35	\$26.46	\$239.81
75	1306	72	\$213.35	\$26.46	\$239.81
76	1305	84	\$248.91	\$30.87	\$279.77
77	1404	94	\$278.54	\$34.54	\$313.08
78	1403	94	\$278.54	\$34.54	\$313.08
79	1402	84	\$248.91	\$30.87	\$279.77
80	1401	72	\$213.35	\$26.46	\$239.81

"DOMUS"
STRATA PLAN BCS528
PROPOSED 2009/2010 STRATA FEE SCHEDULE
Retroactive to November 1st, 2009

STRATA LOT NO.	SUITE NO.	UNIT ENTITLEMENT	OPER FUND CONTRIBUTION	CFR FUND CONTRIBUTION	TOTAL DUE
81	1406	72	\$213.35	\$26.46	\$239.81
82	1405	84	\$248.91	\$30.87	\$279.77
83	1504	94	\$278.54	\$34.54	\$313.08
84	1503	94	\$278.54	\$34.54	\$313.08
85	1502	84	\$248.91	\$30.87	\$279.77
86	1501	72	\$213.35	\$26.46	\$239.81
87	1506	72	\$213.35	\$26.46	\$239.81
88	1505	84	\$248.91	\$30.87	\$279.77
89	1604	94	\$278.54	\$34.54	\$313.08
90	1603	94	\$278.54	\$34.54	\$313.08
91	1602	84	\$248.91	\$30.87	\$279.77
92	1601	72	\$213.35	\$26.46	\$239.81
93	1606	72	\$213.35	\$26.46	\$239.81
94	1605	84	\$248.91	\$30.87	\$279.77
95	1704	94	\$278.54	\$34.54	\$313.08
96	1703	94	\$278.54	\$34.54	\$313.08
97	1702	84	\$248.91	\$30.87	\$279.77
98	1701	72	\$213.35	\$26.46	\$239.81
99	1706	72	\$213.35	\$26.46	\$239.81
100	1705	84	\$248.91	\$30.87	\$279.77
101	1804	94	\$278.54	\$34.54	\$313.08
102	1803	94	\$278.54	\$34.54	\$313.08
103	1802	84	\$248.91	\$30.87	\$279.77
104	1801	72	\$213.35	\$26.46	\$239.81
105	1806	72	\$213.35	\$26.46	\$239.81
106	1805	84	\$248.91	\$30.87	\$279.77
107	1903	108	\$320.03	\$39.68	\$359.71
108	1902	108	\$320.03	\$39.68	\$359.71
109	1901	97	\$287.43	\$35.64	\$323.07
110	1904	97	\$287.43	\$35.64	\$323.07
111	2003	108	\$320.03	\$39.68	\$359.71
112	2002	108	\$320.03	\$39.68	\$359.71
113	2001	97	\$287.43	\$35.64	\$323.07
114	2004	97	\$287.43	\$35.64	\$323.07
115	2103	108	\$320.03	\$39.68	\$359.71
116	2102	108	\$320.03	\$39.68	\$359.71
117	2101	97	\$287.43	\$35.64	\$323.07
118	2104	97	\$287.43	\$35.64	\$323.07
119	2203	108	\$320.03	\$39.68	\$359.71
120	2202	108	\$320.03	\$39.68	\$359.71

"DOMUS"
STRATA PLAN BCS528
PROPOSED 2009/2010 STRATA FEE SCHEDULE
Retroactive to November 1st, 2009

STRATA LOT NO.	SUITE NO.	UNIT ENTITLEMENT	OPER FUND CONTRIBUTION	CFR FUND CONTRIBUTION	TOTAL DUE
121	2201	97	\$287.43	\$35.64	\$323.07
122	2204	97	\$287.43	\$35.64	\$323.07
123	2303	108	\$320.03	\$39.68	\$359.71
124	2302	108	\$320.03	\$39.68	\$359.71
125	2301	97	\$287.43	\$35.64	\$323.07
126	2304	97	\$287.43	\$35.64	\$323.07
127	2403	108	\$320.03	\$39.68	\$359.71
128	2402	108	\$320.03	\$39.68	\$359.71
129	2401	97	\$287.43	\$35.64	\$323.07
130	2404	97	\$287.43	\$35.64	\$323.07
131	PH-2501	132	\$391.14	\$48.50	\$439.64
132	PH-2502	132	\$391.14	\$48.50	\$439.64
133	PH-2603	109	\$322.99	\$40.05	\$363.04
134	PH-2602	178	\$527.45	\$65.40	\$592.85
135	PH-2601	178	\$527.45	\$65.40	\$592.85
		12,020	\$35,617.67	\$4,416.67	\$40,034.33

Strata Corporation: BCS528

Pursuant to Regulation 6.6 of Section 103 of the Strata Property Act of British Columbia, the following information is provided in support of the annual budget for the above noted strata corporation. Pursuant to Regulation 6.7, the financial statement of the Strata Corporation is attached hereto.

Fiscal Year Start: November 1, 2009

Fiscal Year End: October 31, 2010

	Operating Fund	Contingency Reserve Fund
(a) Opening Balance	<u>\$8,470.16</u>	<u>\$206,812.02</u>
(b) Estimated Income Excluding Strata Fees (details attached):	<u>\$23,200.00</u>	<u>\$1,034.06</u>
(c) Estimated Expenses (details attached):	<u>\$450,612.00</u>	<u>\$117,900.00</u>
(d) Contributions to Operating Fund:	<u>\$427,412.00</u>	N/A
(e) Contributions to Contingency Reserve Fund:	N/A	<u>\$100,250.00</u>
(f) Each Strata Lot's Monthly contribution to the Operating Fund:	SEE ATTACHED	N/A
(g) Each Strata Lot's Monthly contribution to the Contingency Reserve Fund:	N/A	SEE ATTACHED
(h) Estimated Balance at End of Fiscal Year:	<u>\$8,470.16</u>	N/A
(i) Estimated Balance at End of Fiscal Year: (CRF)	N/A	<u>\$190,196.08</u>



BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
Tel.: (604) 669-9600
Fax: (604) 683-9316
Toll Free: 1-866-669-9602

International Risk and Insurance Services

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04BCS0528

Renewal Policy No. BFL04BCS0528

NAMED INSURED	The Owners, Strata Plan BCS528, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		
MAILING ADDRESS	Rancho Management Services (B.C.) Ltd. (As Property Manager)		
POLICY PERIOD	701 - 1190 Hornby Street, Vancouver, BC V6Z 2K5		
INSURED LOCATION	From: October 15, 2009 To: October 15, 2010		
CONSTRUCTION	12:01 a.m. standard time at the location of the premises as to each of the said dates		
OCCUPIED BY INSURED AS	1055 Homer Street, Vancouver, BC V6B 1G3		
	THE DOMUS		
	Fire Resistive	27 Storeys	1 Building
	135 Residential Units	0 Commercial Unit	

Insurance is provided, subject to the Declarations, Terms, Conditions of the policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision date Aug 24, 2006 /RB)			
A.	All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Limited Guaranteed Replacement Cost.		\$ 43,384,000
	All Risks	\$ 2,500	
	Sewer Backup Damage	\$ 20,000	
	Water Damage	\$ 20,000	
	Earthquake Damage	% 10	
	Flood Damage	\$ 10,000	
	Lock & Key	\$ 250	\$ 10,000
B.	Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A		Not Covered
SECTION II - CRIME (Form 500000-05, Rev. Jan 2000)			
I.	Comprehensive Dishonesty, Disappearance and Destruction - Form A	Nil	\$ 10,000
II.	Loss Inside the Premises	Nil	\$ 5,000
III.	Loss Outside the Premises	Nil	\$ 5,000
IV.	Money Orders and Counterfeit Paper Currency	Nil	\$ 5,000
V.	Depositors Forgery	Nil	\$ 5,000
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 000102, Rev. Nov 2005)			
A.	Bodily Injury & Property Damage Liability - Per Occurrence	\$ 500	\$ 10,000,000
	General Aggregate Limit - Aggregate	\$ 500	\$ 10,000,000
	Products and Completed Operations - Aggregate	\$ 500	\$ 10,000,000
B.	Personal and Advertising Injury Liability - Per Occurrence		\$ 10,000,000
C.	Medical Payments - Any One Person		\$ 5,000
	Medical Payments - Per Occurrence	\$ 500	\$ 25,000
D.	Tenants Legal Liability		\$ 500,000
	Non-Owned Automobile Endorsement SPF #6 - Form 335002-02 - Per Occurrence		\$ 10,000,000
	Contractual Liability Endorsement SEF #94 - Form 335100-01 - Per Occurrence	\$ 500	\$ 10,000,000
	Excluding Long Term Leased Vehicle Endorsement SEF#99 - Form 335300-02 - Per Occurrence		\$ 10,000,000
	Limited Pollution Liability Coverage Endorsement - Form 000114-02 - Aggregate	\$ 500	\$ 1,000,000
	Employee Benefit Liability - Form 000200 - Aggregate		\$ 1,000,000
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY			
	Claims Made Form (Including Property Manager)	Nil	\$ 10,000,000
SECTION V - EXTERIOR GLASS (Form 820000-02, Rev. Nov 1998)			
	Residential	\$ 100	Blanket
	Commercial	\$ 250	

SUBSCRIPTION

This Policy contains a clause(s) which may limit the amount payable.

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
E. & O.E.
Date: October 19, 2009

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE



BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
 Tel.: (604) 669-9600
 Fax: (604) 683-9316
 Toll Free: 1-866-669-9602

International Risk and Insurance Services

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI - EQUIPMENT BREAKDOWN			
Per Occurrence Maximum Limit of Loss		\$ 1,000	\$ 43,384,000
Time Element Limit: Loss of Profits - Rents, Indemnity Period (Months): N/A		24 Hour Waiting Period	Not Covered
Extra Expenses - Rents, Indemnity Period (Months): N/A			\$ 250,000
A. Objects Insured - objects as described and defined under Form 6307. Excluding Production Machines			
B. Direct Damage including Repair or Replacement, 110% Margin Percentage.		\$ 1,000	
Extensions of Coverage:			
- Ammonia Contamination			\$ 100,000
- By-Laws			\$ 500,000
- Civil Authority			30 Days
- Contingent Business Income Loss			\$ 100,000
- Debris Removal			\$ 100,000
- Decontamination Expense (Subject to Aggregate)			\$ 100,000
- Expediting Expenses			\$ 250,000
- Newly Acquired Equipment			\$ 1,000,000
- Proof of Loss/Claims Preparation Costs			\$ 100,000
- Service Interruption		24 Hour Waiting Period	\$ 50,000
- Water Damage		\$ 1,000	\$ 100,000
- Spoilage			\$ 25,000
SECTION VII - POLLUTION LIABILITY - Claims Made Form			
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$ 25,000	\$ 1,000,000
Aggregate			\$ 2,000,000
SECTION VIII - VOLUNTEER ACCIDENT			
Principal Sum		See Policy Wordings	\$ 200,000
LOSS IF ANY PAYABLE TO:	To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)		
TOTAL PREMIUM			\$ 45,176.00

LIST OF INSURERS			
Insurance Company	Section	Participation %	Master Policy No.
Aviva Insurance Company of Canada	PROPERTY	40.0%	BFL SPW001
	CRIME	100.0%	
	COMMERCIAL GENERAL LIABILITY	100.0%	
	EXTERIOR GLASS	100.0%	
AXA Assurances Inc.	VOLUNTEER ACCIDENT	100.0%	9224573
AXA Pacific Insurance Company	PROPERTY	20.0%	BFL SPW001
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100.0%	D14100
XL Insurance Company, Ltd. (Minimum and Retained)	POLLUTION LIABILITY	100.0%	PCN001725105
Zurich Insurance Company Ltd	PROPERTY	40.0%	BFL SPW001
	EQUIPMENT BREAKDOWN	100.0%	

RESOLUTION “A”

STRATA PLAN BCS528 – “DOMUS”

1055 Homer Street
Vancouver, BC

Annual General Meeting – Wednesday, December 9, 2009
($\frac{3}{4}$ Vote Resolution)

Exterior Painting

WHEREAS:

The Owners, Strata Corporation, BCS528 – “Domus”, have identified that the building exterior is in need of painting given the age of the building. Strata has obtained a quote in the amount of \$102,900 to carry out this work.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners, Strata Corporation, BCS528 – “Domus”, APPROVE the transfer of up to \$102,900 from the contingency reserve fund in accordance with Section 96 of the *Strata Property Act* to have the described work done.

End of Resolution “A”

RESOLUTION “B”

STRATA PLAN BCS528 – “DOMUS”

1055 Homer Street
Vancouver, BC

Annual General Meeting – Wednesday, December 9, 2009
(¾ Vote Resolution)

Building Envelope Maintenance

WHEREAS:

The Owners, Strata Corporation, BCS528 – “Domus”, have conducted an inspection of the exterior cladding of the building which has identified certain areas which require caulking or other preventative maintenance.

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners, Strata Corporation, BCS528 – “Domus”, APPROVE the transfer of up to \$15,000 from the contingency reserve fund in accordance with Section 96 of the *Strata Property Act* to have the described work done.

End of Resolution “B”

RESOLUTION “C”

STRATA PLAN BCS528 – “DOMUS”

1055 Homer Street
Vancouver, BC

Annual General Meeting – Wednesday, December 9, 2009
(¾ Vote Resolution)

Replenishment of the Contingency Fund

WHEREAS:

The Owners, Strata Corporation, BCS528 – “Domus”, have been advised that the building is in need of exterior painting. Strata has obtained a quote to carry out the required work, and would like to approve a special levy in the amount of \$47,250 to replenish the contingency reserve fund.

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners, Strata Corporation, BCS528 – “Domus”, APPROVE a special levy in the amount of \$47,250 to be paid in one (1) installment on or before March 31, 2010, in accordance with section 108 of the *Strata Property Act* to replenish the contingency reserve fund.

End of Resolution “C”

RESOLUTION "C"
STRATA PLAN BCS528 - "DOMUS"
PROPOSED 2009/2010 SPECIAL LEVY SCHEDULE
Replenishment of the Contingency Fund
Due in One Installment
on or before March 31st, 2010

STRATA LOT NO.	UNIT NO.	UNIT ENTITLE	DUE ON OR BEFORE MARCH 31ST, 2010
1	TH 1047	99	\$389.16
2	TH 1049	98	\$385.23
3	TH 1051	100	\$393.09
4	TH 1053	92	\$361.65
5	TH 1057	92	\$361.65
6	TH 1059	100	\$393.09
7	TH 1061	98	\$385.23
8	TH 1063	99	\$389.16
9	310	114	\$448.13
10	304	77	\$302.68
11	303	77	\$302.68
12	300	114	\$448.13
13	302	70	\$275.17
14	301	72	\$283.03
15	306	72	\$283.03
16	305	70	\$275.17
17	404	77	\$302.68
18	403	77	\$302.68
19	402	28	\$110.07
20	401	72	\$283.03
21	406	72	\$283.03
22	405	61	\$239.79
23	504	94	\$369.51
24	503	94	\$369.51
25	502	84	\$330.20
26	501	72	\$283.03
27	506	72	\$283.03
28	505	84	\$330.20
29	604	94	\$369.51
30	603	94	\$369.51
31	602	84	\$330.20
32	601	72	\$283.03
33	606	72	\$283.03
34	605	84	\$330.20
35	704	94	\$369.51
36	703	94	\$369.51
37	702	84	\$330.20
38	701	72	\$283.03
39	706	72	\$283.03

RESOLUTION "C"
STRATA PLAN BCS528 - "DOMUS"
PROPOSED 2009/2010 SPECIAL LEVY SCHEDULE
Replenishment of the Contingency Fund
Due in One Installment
on or before March 31st, 2010

STRATA LOT NO.	UNIT NO.	UNIT ENTITLE	DUE ON OR BEFORE MARCH 31ST, 2010
40	705	84	\$330.20
41	804	94	\$369.51
42	803	94	\$369.51
43	802	84	\$330.20
44	801	72	\$283.03
45	806	72	\$283.03
46	805	84	\$330.20
47	904	94	\$369.51
48	903	94	\$369.51
49	902	84	\$330.20
50	901	72	\$283.03
51	906	72	\$283.03
52	905	84	\$330.20
53	1004	94	\$369.51
54	1003	94	\$369.51
55	1002	84	\$330.20
56	1001	72	\$283.03
57	1006	72	\$283.03
58	1005	84	\$330.20
59	1104	94	\$369.51
60	1103	94	\$369.51
61	1102	84	\$330.20
62	1101	72	\$283.03
63	1106	72	\$283.03
64	1105	84	\$330.20
65	1204	94	\$369.51
66	1203	94	\$369.51
67	1202	84	\$330.20
68	1201	72	\$283.03
69	1206	72	\$283.03
70	1205	84	\$330.20
71	1304	94	\$369.51
72	1303	94	\$369.51
73	1302	84	\$330.20
74	1301	72	\$283.03
75	1306	72	\$283.03
76	1305	84	\$330.20
77	1404	94	\$369.51
78	1403	94	\$369.51

RESOLUTION "C"
STRATA PLAN BCS528 - "DOMUS"
PROPOSED 2009/2010 SPECIAL LEVY SCHEDULE
Replenishment of the Contingency Fund
Due in One Installment
on or before March 31st, 2010

STRATA LOT NO.	UNIT NO.	UNIT ENTITLE	DUE ON OR BEFORE MARCH 31ST, 2010
79	1402	84	\$330.20
80	1401	72	\$283.03
81	1406	72	\$283.03
82	1405	84	\$330.20
83	1504	94	\$369.51
84	1503	94	\$369.51
85	1502	84	\$330.20
86	1501	72	\$283.03
87	1506	72	\$283.03
88	1505	84	\$330.20
89	1604	94	\$369.51
90	1603	94	\$369.51
91	1602	84	\$330.20
92	1601	72	\$283.03
93	1606	72	\$283.03
94	1605	84	\$330.20
95	1704	94	\$369.51
96	1703	94	\$369.51
97	1702	84	\$330.20
98	1701	72	\$283.03
99	1706	72	\$283.03
100	1705	84	\$330.20
101	1804	94	\$369.51
102	1803	94	\$369.51
103	1802	84	\$330.20
104	1801	72	\$283.03
105	1806	72	\$283.03
106	1805	84	\$330.20
107	1903	108	\$424.54
108	1902	108	\$424.54
109	1901	97	\$381.30
110	1904	97	\$381.30
111	2003	108	\$424.54
112	2002	108	\$424.54
113	2001	97	\$381.30
114	2004	97	\$381.30

RESOLUTION "C"
STRATA PLAN BCS528 - "DOMUS"
PROPOSED 2009/2010 SPECIAL LEVY SCHEDULE
Replenishment of the Contingency Fund
Due in One Installment
on or before March 31st, 2010

STRATA LOT NO.	UNIT NO.	UNIT ENTITLE	DUE ON OR BEFORE MARCH 31ST, 2010
115	2103	108	\$424.54
116	2102	108	\$424.54
117	2101	97	\$381.30
118	2104	97	\$381.30
119	2203	108	\$424.54
120	2202	108	\$424.54
121	2201	97	\$381.30
122	2204	97	\$381.30
123	2303	108	\$424.54
124	2302	108	\$424.54
125	2301	97	\$381.30
126	2304	97	\$381.30
127	2403	108	\$424.54
128	2402	108	\$424.54
129	2401	97	\$381.30
130	2404	97	\$381.30
131	PH-2501	132	\$518.89
132	PH-2502	132	\$518.89
133	PH-2603	109	\$428.47
134	PH-2602	178	\$699.71
135	PH-2601	178	\$699.71
		12,020	\$47,250.00

PROXY

TO: **THE OWNERS STRATA PLAN BCS528**
c/o 701-1190 Hornby Street
Vancouver, B.C.
V6Z 2K5

I _____ of Unit No. _____ will not be in attendance at the meeting on **Wednesday, December 9, 2009**

The undersigned hereby appoints:

_____ or failing him/her _____ as the proxy of the undersigned, upon presentation of this proxy form at said meeting(s), to attend and vote at the meeting to be held on **Wednesday, December 9, 2009**, and at any adjournment thereof, in the same manner, to the same extent and with the same powers as if the undersigned were present at the said meeting or any adjournment thereof. Discretionary authority is conferred on the proxy with respect to such proposals or matters which may properly come before the meetings and at any adjournment thereof.

The undersigned acknowledges receipt of the Notice for the meeting and hereby revokes any proxy previously given.

Date

Signature