Disclosure Documents



PREPARED EXCLUSIVELY FOR:

2703 - 1238 Melville St Vancouver, BC V6E 4

Form B (Information Certificate)





FirstService British Columbia 200 Granville St, Ste 700 Vancouver, BC V6C 1S4 (855) 683-8900 • Fax: (855) 683-8900



Form B (Information Certificate) ONLY

BCV-A13073

Strata Property Act FORM B INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan LMS2080 certify that the information contained in this certificate with respect to Strata Lot 0168 is correct as of the date of the certificate.

- (a) Strata fees payable to the owner of the Strata Lot described above is:

 Locker applied Monthly in the amount of \$50.00

 Strata Fees applied Monthly in the amount of \$700.25
- (b) Any amount owed to the Strata Corporation by the owner of the Strata Lot described above (other than an amount paid into court, or to the Strata Corporation in trust under section 114 of the Strata Property Act): **\$847.11**
- (c) Are there any agreements under which the owner of the Strata Lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property, or the common assets? No
 (Since records may be unavailable or incomplete, the purchaser should request the seller to disclose any applicable agreements)
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved:
 - Any special levy that has been approved is due and payable now by the current owner.
- (e) Any amount by which the expenses of the Strata Corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year: **Final Expenses Are Undetermined**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund: \$333,398.05 as of 7/31/22

 (The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency
 - (The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by the Council.)
- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office? No
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the Land Title office but that have not yet been filed in the Land Title Office? **No**
 - (h.1) Are there any winding-up resolutions that have been passed? No
- (i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote, or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? **No**
- (j) Is the Strata Corporation party to any court proceeding, arbitration, or tribunal proceeding, and/or are there any judgements or orders against the Strata Corporation? **No**
- (k) Have any notices or work orders been received by the Strata Corporation that remain outstanding for the strata lot, the common property or the common assets? **No**
- (l) Number of Strata lots in the Strata plan that are rented:
 - To the best of our knowledge, and as reported to us is: 98 as of 07/31/22



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Form B (Information Certificate) ONLY (continued)

BCV-A13073

- (m) Are there any parking stall(s) allocated to the strata lot? **Yes**Parking stall(s) number(s) 113,169 is/are Limited Common Property.
 - * Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

Disclaimer:

The parking stall number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

- (n) Are there any storage locker(s) allocated to the strata lot? **No No storage locker is available.**
 - * Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

Disclaimer:

The storage locker number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

Required Attachments:

In addition to the attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the Strata Corporation
- The current budget of the Strata Corporation
- The owner developer's Rental Disclosure Statment under section 139, if any; and
- The most recent depreciation report, if any, obtained by the Strata Corporation under section 94

Date: 8/10/22

Iris Lee

Signature of Strata Manager, as authorized by the Strata Corporation

Rental Disclosure Statement



POINTE CLAIRE

CONDOMINIUM ACT (Section 31)

RENTAL DISCLOSURE STATEMENT

1. The proposed strata plan in respect of which this statement is made is described as Pointe Claire and is located on lands legally described

City of Vancouver Parcel Identifier 016-282-787 Lot F Block 30 District Lot 185 Plan 22931

and will contain 196 residential strata lots.

2. The residential strata lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite its description.

Nil

- 3. The owner-developer intends to lease one strata lot to the caretaker(s) of the Pointe Claire strata development for an indefinite period.
- 4. The owner-developer reserves the right to itself and/or subsequent owners to lease any and all of the proposed strata lots for an indefinite period.
- 5. There is presently no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

DATED this 9th day of November, 1992.

For and on behalf of SPIRIT
FIDELITY LIMITED in its capacity
as trustee of THE MELVILLE
STREET TRUST

Per:

Per:

Budget



LMS 2080 - POINTE CLAIRE

Approved Annual Budget Dec 01, 2020 to Nov 30, 2021

A/C Description INCOME	Approved 2020/2021 Budget \$
STRATA FEES 4002 Operating Fund Contribution 4003 Contingency Fund Contribution	1,237,741 20,000
TOTAL STRATA FEES	1,257,741
4523 Bylaw / Late Payment Fine 4640 Interest Income 4682 Locker Income 4700 Miscellaneous Income 4702 Move In / Move Out Fee 4744 Rental Income / Amenity Room 4763 Security Card / Key Income	 25,000
TOTAL INCOME	1,282,741
EXPENSES	
EXPENSES GENERAL EXPENSES	
GENERAL EXPENSES 5015 Audit	4,000
GENERAL EXPENSES 5015 Audit 5222 Building Manager	68,250
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance	68,250 382,630
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services	68,250 382,630 75,000
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees	68,250 382,630 75,000 5,000
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services	68,250 382,630 75,000
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees 6700 Management Fees	68,250 382,630 75,000 5,000 52,163
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees 6700 Management Fees 6705 Miscellaneous	68,250 382,630 75,000 5,000 52,163 5,000
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees 6700 Management Fees 6705 Miscellaneous 7025 Photocopy & Postage TOTAL GENERAL EXPENSES	68,250 382,630 75,000 5,000 52,163 5,000 10,000
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees 6700 Management Fees 6705 Miscellaneous 7025 Photocopy & Postage TOTAL GENERAL EXPENSES BUILDING & GROUND EXPENSES	68,250 382,630 75,000 5,000 52,163 5,000 10,000
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees 6700 Management Fees 6705 Miscellaneous 7025 Photocopy & Postage TOTAL GENERAL EXPENSES	68,250 382,630 75,000 5,000 52,163 5,000 10,000
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees 6700 Management Fees 6705 Miscellaneous 7025 Photocopy & Postage TOTAL GENERAL EXPENSES BUILDING & GROUND EXPENSES 5605 Dryer Duct Cleaning 5701 Electrical Repairs / Maintenance 5705 Electricity	68,250 382,630 75,000 5,000 52,163 5,000 10,000 602,043
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees 6700 Management Fees 6705 Miscellaneous 7025 Photocopy & Postage TOTAL GENERAL EXPENSES BUILDING & GROUND EXPENSES 5605 Dryer Duct Cleaning 5701 Electrical Repairs / Maintenance 5705 Electricity 5715 Elevator Maintenance	68,250 382,630 75,000 5,000 52,163 5,000 10,000 602,043 14,000 13,000 63,600 32,500
GENERAL EXPENSES 5015 Audit 5222 Building Manager 6300 Insurance 6402 Janitorial Services 6504 Legal Fees 6700 Management Fees 6705 Miscellaneous 7025 Photocopy & Postage TOTAL GENERAL EXPENSES BUILDING & GROUND EXPENSES 5605 Dryer Duct Cleaning 5701 Electrical Repairs / Maintenance 5705 Electricity	68,250 382,630 75,000 5,000 52,163 5,000 10,000 602,043

LMS 2080 - POINTE CLAIRE

Approved Annual Budget Dec 01, 2020 to Nov 30, 2021

A/C Description	<u>Approved</u> 2020/2021 <u>Budget</u>
	<u>\$</u>
6005 Gas	62,000
6204 HVAC Maintenance	30,000
6401 Janitorial Supplies	10,000
6511 Landscaping	15,000
7015 Pest Control	10,000
7031 Plumbing Repairs	40,000
7240 Repair and Maintenance	60,000
7246 Repair - Exterior	70,000
7403 Security / Enterphone System	1,500
7405 Security Services	184,500
7606 Telephone	6,100
7850 Water / Sewer	95,000
7855 Window Cleaning	10,000
TOTAL BUILDING & GROUND EXPENSES	781,776
REC. CENTRE EXPENSES	
7225 Recreation Facilities / Amenity - Repairs / Mainte	15,000
TOTAL REC. CENTRE EXPENSES	15,000
9010 Reserve - Contingency Fund	20,000
TOTAL EXPENSES	1,418,819
CURRENT YR NET SURPLUS/(DEFICIT)	(136,078)
9990 Operating Surplus (Deficit) Balance Forward	136,078
ENDING OP SURPLUS/(DEFICIT)	(0)

Depreciation Report



Building Condition Report for Contingency Reserve Fund Calculator and Cashflow

On:

Pointe Claire 1238 Melville Street Vancouver, B.C.

Prepared for:

The Owners Strata LMS 2080 c/o Colyvan Pacific Real Estate Management Services Ltd.
202 – 5704 Balsam Street
Vancouver, BC
V6M 4B9



By:

Butterfield Development Consultants Ltd.

May 2012



May 17, 2012

The Owners of Strata LMS 2080 c/o Colyvan Pacific Real Estate Management Services Ltd. 202 - 5704 Balsam Street Vancouver, BC V6M 4B9

Via Mail and e-mail

Attention: Mr. Ronald S. Roberts

Dear Sir:

RE: Pointe Claire, 1238 Melville Street, Vancouver, B.C. Contingency Reserve Fund Calculator

Introduction:

Butterfield Development Consultants (BDC) was commissioned to prepare and develop a detailed list of items that will likely require replacement within the next 30 years. On October 7, 2011, the building was visited. The building manager provided access to the parking garage, mechanical rooms, electrical rooms and common areas of the building. Following the site visit, measured quantities were taken off from plans available in the meeting room. These plans formed the basis for the quantity calculations for the replacement items. The inspection was visual in nature and did not involve destructive exploratory investigation to determine the state of concealed elements and systems.

The unit rate costs are estimates only and in current May 2012 dollars. These rates are not only subject to the influences of cost inflation but also to changes in building codes and technologies. Allowances have been built into the rates to accommodate for soft costs such as design and permit fees. It should be noted that HST has been excluded from the unit prices.

CRF Model:

The cash flow and life-cycle model was taken over a 30 year period - 2012 through to 2042. The contingency fund balance of \$116,288 as of February 2012 was given. Four cashflow scenarios have been run to determine the level of Contingency Reserve Fund [CRF] to set aside for major capital improvements to the building.

510, 837 W. Hastings Street Vancouver, B.C. V6C 3N6 Bus: (604) 688-4262 Fax: (604) 684-2678 www.bdconsultants.com

BASELINE CURRENT CONTRIBUTION:

This tracks the current \$80,000 average annual contribution against the predicted costs and indicates that the CRF would be substantially underfunded resulting in special assessments required every year starting in 2014 through 2042, the range of this current cashflow.

SCENARIO ONE:

This model with a \$277,536 annual contribution ensures that the CRF is never in a deficit position and that envisaged capital improvements over the next 30 years are covered without having special assessments. The figure estimated in current April 2012 dollars is \$1,416 per Strata Unit [196 in total] per year. This equates to \$118 per month per unit.

This model tracks well above the cost/expense line and hence builds a CRF far in excess of what is needed. Essentially this model works for the initial three years and then could be reduced to match the cost/expense line with the \$198,940 annual contribution starting in 2015.

SCENARIO TWO:

This model creates a constant match line which balances the CRF over the next 30 years. This has a \$198,940 annual contribution however still results in 6 years where deficits are created. These are years 2014, 2015, 2021, 2028, 2036 and 2037. Special assessments would be required to balance the CRF starting with \$234,396 in 2014. The annual contribution would then need to be adjusted in 2015.

SCENARIO THREE:

This model assumes a doubling of the current \$80,000 contribution to \$160,000. Starting in 2014, this scenario is not sustainable and would result in annual special assessments for all future capital improvements over the next 28 years.

Observations:

As per our mandate, the inspection of the building was non obtrusive and did not involve the removal of walls or other such surfaces to view concealed elements and systems within the building. Furthermore, our mandate did not involve any material testing in order to determine its remaining useful life.

The condition, age and envisaged replacement years are based on visual observations, information from the building's maintenance manager as well as expected life-cycle information experience within the industry. The life expectancy of an element or system is dependent on numerous factors such as; maintenance practices, exposure to the elements, variations in pressure or voltage, exposure to corrosive environments to name just a few.

Overall the building appears to be well maintained and in a good state of repair. Based on our review of the exterior elements of the building (from the exterior), there does not appear to be any signs of water ingress although moss and algae build up around a roof/deck scupper on the east townhouse should be addressed as this could cause deterioration of the brick mortar joints as well as possible water ingress. The windows appear to be sound. There is some vegetation growth as

well as parapet wall moisture staining on the upper roofs which should be addressed as part of the regular maintenance.

Interior items noted that may need more immanent attention include;

- 1 Corrosion around the main water entry manifold in the sprinkler/water pump room.
- 2 Wear, oil and solvent deterioration of the traffic membrane to the parking garage.
- 3 Hotwater storage tank ST-1 in parking L1 showing signs of corrosion.

BDC is a firm of Professional Quantity Surveyors that specialize in construction costing. The life-cycles for the various elements are estimated based on our experience in similar projects. We recommend that before pursing major items of work, engineering as well as design advice be sought to determine the scope of work and best approach for executing the work.

Should you have any questions with regards to this report, please contact the undersigned.

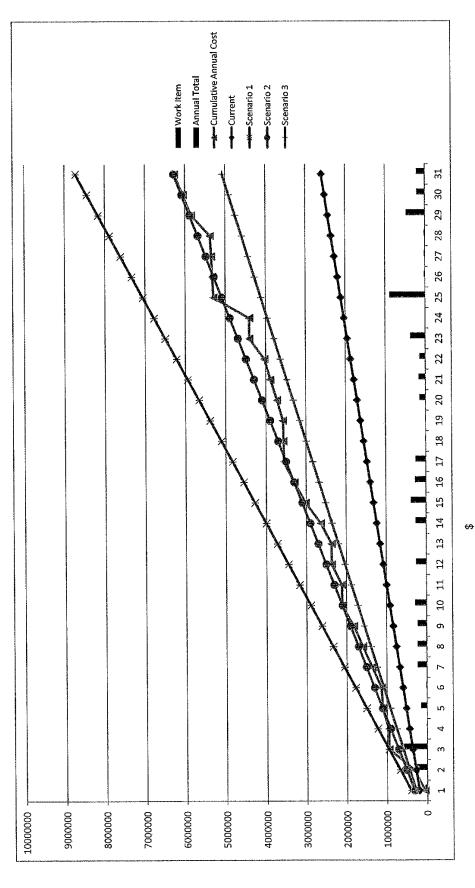
Yours truly,

Butterfield Development Consultants Ltd.

Euan McLean BSc ACIOB PQS

Attachments

Pointe Claire, 1238 Melville Street, Vancouver Life-Cycle Costing Model and Strata Contingnecy Fund Calculator (2012 to 2042)



Current annual Contribution to the Contingnecy Reserve Fund = Scenario 1 annual Contribution to the Contingency Reserve Fund = Scenario 2 annual Contribution to the Contingency Reserve Fund = Scenario 3 annual Contribution to the Contingency Reserve Fund =

80,000 277,536 198,940 160,001

October 7, 2011					
	Notes	Showing signs of deterioration and rot especially at close proximity to the ground	Overall in reasonable condition. Noted replacement in 2021.	Overall in good condition. Noted replacement in 2036. This is major item of work and could be delayed by ensuring tree roots do not extend into the drainge layer or penetrate the root barriers.	Overall in good condition. Noted replacement in 2036. This is major item of work and could be delayed by ensuring cracks are sealed and good drainage is mainained.
	Replacement Year	2016, 2036	2021	2036	2036
couver	Life Span Years	50	25	40	40
Melville Street, Vancouver	Condition [1 Poor to 10 Excellent]	м	œ	∞	œ
Pointe Claire, 1238 Melville S	ltems:	Remove and replace wood fencing at grade.	Remove and replace wood gazebo and structures to east side courtyard and west side entrance to THs	Replace trees, grass and plants removed for courtyand waterproofing replacement	Replace concrete and brick paving to courtyards following membrane replacement.

October 7, 2011					
	Notes	Some cracks and assocaited moss and algae built-up developing on roof parapet walls. Should be pressure washed, cleaned and sealed.	Generally in good condition - noted for work being done in 2036. Areas at scuppers and downpipes should be addressed sooner and may just require a pressure wash.	Noted as being replaced in 2014 along with wall coverings and carpet.	Noted for 2023 replacement as no water ingress noted. Moss and vegitation build-up should be removed ASAP as this may reduce the life of the roof.
	Replacement Year	2026	2036	2014, 2034	2023
couver	Life Span Years	30	40	50	27
treet, Van	Condition [1 Poor to 10 Excellent]	w	7	Φ	4
Pointe Claire, 1238 Melville Street, Vancouver	ltems:	Misc. repairs to exposed concrete walls and parapets.	Misc. repointing to brick veneer to Townhouses and Tower elevations.	Remove and replace wood base and chair rail to common areas.	Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]

October 7, 2011					
	Notes	This is noted asbeing done in 2013 and 2014.	No water ingress evident or mentioned by Maintenance Manager. Slated to be done with landscape and paving work as noted above.	Noted for 2021 replacement. Some moss build-up noted which should be removed to ensure through drainage is maintained.	Noted to be done over 3 years starting in 2018. Showing wear in several areas from; vehicle fluid leaks, vehicle scapes as well as delamination from concrete slab.
	Replacement Year	2013 to 2014	2036	2021	2018 to 2020 and 2040 to 2042
couver	Life Span Years	30	. 04	25	53
Melville Street, Vancouver	Condition [1 Poor to 10 Excellent]	4		۲	. ~~
Pointe Claire, 1238 Melville S	ltems:	Remove and replace metal roofing and membrane system to Townhouses complete with flashings.	Replace waterproof membrane following removal of exposed aggregate paving and prior to new finish being applied.	Apply new membrane coating to balconies and decks. [Premium for limited access]	Remove and apply new traffic membrane to parking garage suspended slabs

October 7, 2011					
	Notes	Noted as being replaced in 2021. Generally in good condition although. Performance life may be longer however replacement or extra spray done to enhance light levels as the material absorbs air-bourne dust.	Notes as being done in 2016. Work usually done on a time and material basis and hence cost relates directly to scope. Recommend a specialist Ervelope Engineer review the current exterior condition.	Noted for 2016 - life-span can vary as it is a mechanical item with high usage.	Noted for 2021 replacement however work could be staggered or delayed or scope may be for only doors in high use areas.
•	Replacement Year	2021	2016, 2036	2016, 2036	2021
couver	Life Span Years	25	20	20	25
elville Street, Vancouver	Condition [1 Poor to 10 Excellent]	2	7	7	∞
Pointe Claire, 1238 Melville	ltems:	Remove and respray insulation to soffit of parking garage.	Caulking to windows and exterior joints.	Replace electric door strike mechanisms.	Replace door hardware.

October 7, 2011					
	Notes	Generally in good condition - noted for work being done in 2025.	Generally in good condition - noted for work being done in 2020.	Noted for 2014 replacement as part of common area redecoration.	Noted for 2014 replacement as part of common area redecoration.
	Replacement Year	2025, 2040	2020, 2032	2014, 2034	2014, 2034
couver	Life Span Years	15	12	20	50
Melville Street, Vancouver	Condition [1 Poor to 10 Excellent]	ω	ω	ω	7
Pointe Claire, 1238 Melville	Items:	Repaint Exterior Stucco.	Repaint Interior (Common Areas).	Remove and replace vinyl wall coverings to common areas.	Remove and replace carpet to common areas.

October 7, 2011		or 2026 reasons.	or 2016 reasons.	Tic 284	wing to 1 facing with 1 facing
	Notes	Generally in good condition - replacement noted for 2026 more for decorative reasons.	Generally in good condition - replacement noted for 2016 more for decorative reasons.	To coincide with traffic membrane replacement.	Noted for 2016 following caulking work. Work to concentrate on north facing elements and areas with visible dirt or moss/algae growth.
	Replacement Year	2026	2016, 2036	2018 to 2020 and 2040 to 2042	2016, 2026, 2036
couver	Life Span Years	30	20	22	10
Melville Street, Vancouver	Condition [1 Poor to 10 Excellent]	2	7	7	7
Pointe Claire, 1238 Melville S	Items:	Remove and replace tile to common areas.	Remove and replace fitness room flooring.	Repaint Lines & Stall Numbers (Parking Garage)	Pressure wash exterior envelope

Pointe Claire, 1238 Melville Street, Vancouver	Street, Van	couver			October 7, 2011
ltems:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	
Replace kitchen equipment and milwork	۲	20	2016, 2036	Reception counter millwork shown - noted for 2016 replacement	
Replace pool equipment including pumps, chlorinator and filters.	Φ .	25	2021	Noted for 2021 replacement. Pool and spa in good condition and appears well maintained	
Upgrade elevator cab interior finishes	ω	35	2031 to 2033	Noted for 2031 replacement when major work envisaged for motor abd control work to elevators.	**************************************
Replace elevator motors and controllers	n/a	35	2031 to 2033	No access available to elevator machine rooms.	

October 7, 2011					
	Notes	Several of the original boilers have been replaced. Further replacements scheduled to start 2016 over a 4 year period.	Noted for 2012 replacement. Life expectancy dependent on migration of dirt and corrosive material through the sump.	Bulk of the piping concealed in risers and runs through the building. Where visible, condition appears sound. Noted for a 3 year replacement starting 2026.	Large amount of corrosion which may result in failure of the flange conenctions. Noted for 2012 replacement. Need to resolve future corrison issues.
	Replacement Year	2016 to 2019 le and 2036 to 2039	2012, 2027	2026 to 2028	2012
couver	Life Span Years	20	2	30	30
Melville Street, Vancouver	Condition [1 Poor to 10 Excellent]	2 to 7	4	۲	-
Pointe Claire, 1238 Melville S	ltems:	Replace boilers and circulation pumps.	Replace sump pumps.	Replace domestic hot water risers c/w pipe insulation and valves.	Replace water intake manifold

October 7, 2011		I tanks Further led to sar	consider ction to ducts.	ange ange	ange bio.
,	Notes	Several of the original tanks have been replaced. Further replacements scheduled to start 2012 over a 4 year period.	Work noted for 2023 replacement. Need to consider temporary paint protection to the corroded rooftop ducts.	Budgeted for 2021. Could ocurr within a 5 year range either side.	Budgeted for 2021. Could ocurr within a 5 year range either side.
	Replacement Year	2012 to 2015 and 2027 to 2030	2023	2021	2021
couver	Life Span Years	6	27	25	25
Melville Street, Vancouver	Condition [1 Poor to 10 Excellent]	1 to 6	m	٢	
Pointe Claire, 1238 Melville S	ltems:	Replace hotwater tanks	Replace HVAC units to main roof as well as penthouse units c/w ductwork	Replace exhaust fans to parking garage.	Misc. panel replacement

Pointe Claire, 1238 Melville Street, Vancouver Life-Cycle Costing Model and Strata Contingnecy Fund Calculator (2012 to 2042)

Remove to east s 2 THs Replace 3 courtyan Replace 4 following Misc. rej parapets Misc. rej parapets Poiv 4 6 and Tow Remove Div 6 7 commor Replace replacing Div 7 8 deck par Replace of expos 10 finish be Apply ne 11 decks. [cointing to brick veneer to Townhouses er elevations. and replace wood base and chair rail to areas. tar and gravel roofing systems including admaged and necessary flashings and vers [Tower only] and replace metal roofing and membrane o Townhouses complete with flashings. waterproof membrane following removal ed aggregate paving and prior to new ling applied.	40 40 30 40 20 27	6,188	Sf Lf	\$ \$	25.00 8.63 17.25	\$ 10,350 50,000 150,000 327,208 30,000 101,816 106,743	To coincide with common area redecoration - see Div 9
Remove to east s 2 THs 2 THs Replace 3 courtyan Replace 4 following Misc. rej parapets Misc. rej parapets Misc. rej parapets Remove 7 commor Replace replaceing Div 7 8 deck para Remove 9 system 1 Replace of expose 10 finish be Apply ne 11 decks. [I	and replace wood gazebo and structures ide courtyard and west side entrance to trees, grass and plants removed for d waterproofing replacement concrete and brick paving to courtyards membrane replacement. Desire to exposed concrete walls and structures are elevations. and replace wood base and chair rail to a areas. Itar and gravel roofing systems including admaged and necessary flashings and vers [Tower only] and replace metal roofing and membrane o Townhouses complete with flashings. waterproof membrane following removal and applied.	25 40 40 30 40 20	Lump Sum Lump Sum 13,088 Lump Sum 11,805 6,188 9,053	Sf Lf	\$\$	25.00 8.63 17.25	50,000 150,000 327,208 30,000 101,816 106,743	To be carried out prior to exterior cauling work commencing. To coincide with common area redecoration - see Div
to east s 2 THs Replace 3 courtyar Replace 4 following Misc. rep Div 4 6 and Tow Preplacing Div 7 Replace 8 deck par Remove 9 system 1 Replace replacing Replace replacing Apply ne 11 decks. [Remove	Ide courtyard and west side entrance to trees, grass and plants removed for d waterproofing replacement concrete and brick paving to courtyards membrane replacement. Deairs to exposed concrete walls and conting to brick veneer to Townhouses er elevations. and replace wood base and chair rail to a areas. Itar and gravel roofing systems including admaged and necessary flashings and vers [Tower only] and replace metal roofing and membrane o Townhouses complete with flashings. waterproof membrane following removal ed aggregate paving and prior to new ling applied.	40 40 30 40 20 27	13,088 Lump Sum 11,805 6,188 9,053	Sf Lf	\$	8.63 17.25	150,000 327,208 30,000 101,816 106,743	To be carried out prior to exterior cauling work commencing. To coincide with common area redecoration - see Div
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Div 4 6 and Town Div 6 7 Replace Point 7 8 deck par Remove 9 system 1 Replace	concrete and brick paving to courtyards membrane replacement. pairs to exposed concrete walls and cointing to brick veneer to Townhouses er elevations. and replace wood base and chair rail to areas. tar and gravel roofing systems including damaged and necessary flashings and vers [Tower only] and replace metal roofing and membrane o Townhouses complete with flashings. waterproof membrane following removal ed aggregate paving and prior to new ling applied.	40 30 40 20 27	13,088 Lump Sum 11,805 6,188 9,053	Sf Lf	\$	8.63 17.25	327,208 30,000 101,816 106,743	To be carried out prior to exterior cauling work commencing. To coincide with common area redecoration - see Div
Div 3 5 parapets Misc. rej Amisc. rej Amisc	pointing to brick veneer to Townhouses er elevations. and replace wood base and chair rail to areas. tar and gravel roofing systems including damaged and necessary flashings and vers [Tower only] and replace metal roofing and membrane o Townhouses complete with flashings. waterproof membrane following removal ed aggregate paving and prior to new ling applied.	40 20 27	11,805 6,188 9,053	Lf	\$	17.25	101,816 106,743	exterior cauling work commencing. To coincide with common area redecoration - see Div 9
Div 4 6 and Tow Div 6 7 commor Replace replacing Div 7 8 deck par Remove 9 system 1 Replace of expos 10 finish be Apply ne 11 decks. [er elevations. and replace wood base and chair rail to areas. tar and gravel roofing systems including g damaged and necessary flashings and vers [Tower only] and replace metal roofing and membrane o Townhouses complete with flashings. waterproof membrane following removal ed aggregate paving and prior to new ling applied.	20 27	6,188 9,053	Lf	\$	17.25	106,743	exterior cauling work commencing. To coincide with common area redecoration - see Div 9
Div 6 7 commor Replace replacing Div 7 8 deck par Remove 9 system 1 Replace of expos 10 finish be Apply ne 11 decks. [tar and gravel roofing systems including gamaged and necessary flashings and vers [Tower only] and replace metal roofing and membrane o Townhouses complete with flashings. waterproof membrane following removal ed aggregate paving and prior to new ling applied.	27	6,188 9,053	Lf				area redecoration - see Div 9
Piv 7 Replace replacing 8 deck par Remove 9 system 1 Replace of expos 10 finish be Apply no 11 decks. [g damaged and necessary flashings and vers [Tower only] and replace metal roofing and membrane o Townhouses complete with flashings. waterproof membrane following removal ed aggregate paving and prior to new ling applied.			Sf	\$	24.00		
9 system (Replace of expos 10 finish be Apply no 11 decks. [o Townhouses complete with flashings. waterproof membrane following removal ed aggregate paving and prior to new ing applied.	30	Lump Sum				,	Present roof 15 years old
of expose 10 finish be Apply no decks. [I	ed aggregate paving and prior to new ing applied.						500,000	Approx 6,030 metal + 5,930 flat - work over 2 years
11 decks. [Remove		40	13,088	Sf	\$	12.50	163,603	
	w membrane coating to balconies and Premium for limited access]	25	5,422	Sf	\$	11.40	61,811	Roof decks Incld In Item #8 above
	and apply new traffic membrane to garage suspended slabs	22	66,517	Sf	\$	9.00	598,655	Stagger repairs over 3 years
Remove 13 garage.	and respray insulation to soffit of parking	25	16,470	Sf	\$	2.40	39,528	
14.Caulkin	g to windows and exterior joints.	20	Lump Sum				55,000	To be done at same time as stucco and brick repair work
	electric door strike mechanisms.	20		No	\$	1,000.00	1,000	
	door hardware.	25		11.12	Ť	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	55,000	Openers, locks & passage sets
	Exterior Stucco.	15		Sf	\$	4.89	267,016	Done in 2010
	Interior (Common Areas).	12			1	1100	22,500	Service rooms, parking garage etc.
	and replace vinyl wall coverings to	20	,	Sf	\$	3.90	193,066	
	and replace carpet to common areas.	20			\$	45.00	71,195	
	and replace tile to common areas.	30		Sf	\$	27.50	64,818	1
23 Repaint	e and replace fitness room flooring. Lines & Stall Numbers (Parking Garage)		Lump Sum		\$	15.00	7,200	To coincide with traffic membrane replacement
	e wash exterior envelope kitchen equipment and millwork		Lump Sum		—		35,000	
	e pool equipment including pumps,	20	Lump Sum		\vdash		15,000	
Div 13 26 chlorina	tor and filters.	25	Lump Sum				35,000	
	e elevator cab interior finishes	35					75,000	Stagger over 3 years
	e elevator motors and controllers	35			با	07.500.00	360,000	Stagger over 3 years
	e boilers and circulation pumps.	20 15		No	\$	27,500.00	110,000 17,500	Stagger over 4 years
	domestic het water risers c/w pipe on and valves.	30					750,000	Stagger over 3 years
	water intake manifold	30					27,500	
	hotwater tanks	15	10	No	\$	4,200.00	42,000	
34 penthou	e HVAC units to main roof as well as use units c/w ductwork e exhaust fans to parking garage.	27		No	\$	12,500.00	37,500	To coincide with main roof replacement
** '	e exnaust rans to parking garage.	25 25			+		25,000 25,000	

Notes:

- 1 Costs in current May 2012 dollars
- 2 Costs exclude HST
- 3 Permits and design/engineering cost allowances included
- 4 Regular maintenance items have been excluded

Pointe Claire, 1238 Melville Street, Vancouver Life-Cycle Costing Model and Strata Contingnecy Fund Calculator (2012 to 2042)

l <u>-</u>	Costs at Y			26.15	55.751	00151	66.1
Work Item	2012	2013	2014	2015	2016	2017	201
Remove and replace wood fencing at grade.					10,350		
Remove and replace wood gazebo and structures to east side							
courtyard and west side entrance to THs							
Replace trees, grass and plants removed for courtyarrd					1		
waterproofing replacement							
Replace concrete and brick paving to courtyards following		1		- 1	İ	1	
membrane replacement.							
Misc. repairs to exposed concrete walls and parapets.							
Misc. repointing to brick veneer to Townhouses and Tower	1						
elevations.							
Remove and replace wood base and chair rall to common areas.			106,743				
Replace tar and gravel roofing systems including replacing							
damaged and necessary flashings and deck pavers [Tower only]							
Remove and replace metal roofing and membrane system to							
Townhouses complete with flashings.		250,000	250,000				
Replace waterproof membrane following removal of exposed			1				
aggregate paving and prior to new finish being applied.							
Apply new membrane coating to balconies and decks. [Premium							
for limited access]							
Remove and apply new traffic membrane to parking garage							
suspended slabs							199,5
Remove and respray insulation to soffit of parking garage.							
Caulking to windows and exterior joints.					55,000		
Replace electric door strike mechanisms.					1,000		
Replace door hardware.							
Repaint Exterior Stucco:							
Repaint Interior (Common Areas).							
Remove and replace vinyl wall coverings to common areas.			193,066				
Remove and replace carpet to common areas.			71,195				
Remove and replace tile to common areas.							
Remove and replace fitness room flooring.					7,200		
Repaint Lines & Stall Numbers (Parking Garage)							3,3
Pressure wash exterior envelope					35,000		
Replace kitchen equipment and millwork					15,000		
Replace pool equipment including pumps, chlorinator and filters.							
Upgrade elevator cab interior finishes							
Replace elevator motors and controllers							
Replace boilers and circulation pumps.					27,500	27,500	27,
Replace sump pumps.	17,500						
Replace domestic hot water risers c/w pipe insulation and valves.							
Replace water intake manifold	27,500						
Replace hotwater tanks	10,500	10,500	10,500	10,500			
Replace HVAC units to main roof as well as penthouse units c/w							
ductwork							
Replace exhaust fans to parking garage.							
Misc. panel replacement							
Annual Total	55,500	260,500	631,504	10,500	151,050	27,500	230,
Cumulative Annual Cost	55,500	316,000	947,504	958,004	1,109,054	1,136,554	1,366,

move and replace wood gazebo and structures to east side urtyard and west side entrance to THs place trees, grass and plants removed for courtyarrd terproofing replacement place concrete and brick paving to courtyards following embrane replacement. So. repairs to exposed concrete walls and parapets. So. repointing to brick veneer to Townhouses and Tower vations. Implace tar and gravel roofing systems including replacing maged and necessary flashings and deck pavers [Tower only] move and replace metal roofing and membrane system to withouses complete with flashings. Implace waterproof membrane following removal of exposed gregate paving and prior to new finish being applied. In ply new membrane coating to balconies and decks. [Premium limited access] Imove and apply new traffic membrane to parking garage spended slabs In place electric door strike mechanisms. In place electric door strike mechanisms. In place electric Stucco. In place door hardware. In place door hardware	199,552	199,552	61,811 39,528		217,260	
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naint Lines & Stall Numbers (Parking Garage)		2 222		-		
	3,333	3,333				
essure wash exterior envelope						
eplace kitchen equipment and millwork						
eplace pool equipment including pumps, chlorinator and filters.	İ		35,000			
ograde elevator cab interior finishes			35,000			
				-		
eplace elevator motors and controllers	07.500					
eplace boilers and circulation pumps.	27,500					
eplace sump pumps.						
pplace domestic hot water risers c/w pipe insulation and valves.						
eplace water intake manifold						
eplace hotwater tanks						
eplace HVAC units to main roof as well as penthouse units c/w	1					
ctwork					37,500	
eplace exhaust fans to parking garage.]		25,000			
sc. panel replacement			25,000			
Annual Total Cumulative Annual Cost 1,	230,385	225,385	291,339 2,114,047	2,114,047	254,760 2,368,807	2,368,8

Remove and replace wood pazebo and structures to east side county and and west side entires to THS Replace trees, grass and plants removed for courtyard waterproofing replacement Misc. repairs to exposed concrete walls and parapets. Misc. repoirs to exposed concrete walls and parapets. Remove and replace wood base and chair rail to common areas. Remove and replace model fooling systems including replacing damaged and necessary liashings and deek pawers [Tower only] Remove and replace metal roofing and membrane system to Townhouses complete with flashings. Replace waterproof membrane following removal of exposed agorgeate pawing and prior to new finish being applied. Apply new membrane coating to blacionise and decks. [Premium for limited access] Remove and replace waterproof membrane to parking garage suspended slabs Remove and respray insulation to soffit of parking garage. Cauling to windows and exterior pints. Remove and respray insulation to soffit of parking garage. Cauling to windows and exterior pints. Replace door hardware. Repair Literator Succourage and replace carpet to common areas. Remove and replace viryl wall coverings to common areas. Remove and replace to soft insulation and succourage and replace to the parking garage. Remove and replace to common areas. Remove and replace to common areas. Remove and replace to the parking garage. Replace door hardware. Repair Literator Sall Numbers (Parking Garage) Pressure wash exterior remove and controllers Replace plot equipment including pumps, chlorinator and filters. Upgrade elevator cab Interior finishes Replace object or individual pumps, chlorinator and valves. Replace wash exterior insulation pumps. Replace on the wash manifold Replace hotwater traks m	Work Item	2025	2026	2027	2028	2029	2030
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Replace pool equipment including pumps, chlorinator and filters. Upgrade elevator cab interior finishes Replace elevator motors and controllers Replace boilers and circulation pumps. Replace sump pumps. Replace domestic hot water risers c/w pipe insulation and valves. Replace water intake manifold Replace hotwater tanks Replace HVAC units to main roof as well as penthouse units c/w ductwork Replace exhaust fans to parking garage. Misc. panel replacement Annual Total 267,016 379,818 278,000 260,500 10,500	Pressure wash exterior envelope		35,000				
Upgrade elevator cab interior finishes Replace elevator motors and controllers Replace boilers and circulation pumps. Replace sump pumps. Replace domestic hot water risers c/w pipe insulation and valves. Replace water intake manifold Replace hotwater tanks 10,500	Replace kitchen equipment and millwork						
Upgrade elevator cab interior finishes Replace elevator motors and controllers Replace boilers and circulation pumps. Replace sump pumps. Replace domestic hot water risers c/w pipe insulation and valves. Replace water intake manifold Replace hotwater tanks 10,500							
Replace elevator motors and controllers Replace boilers and circulation pumps. Replace sump pumps. Replace domestic hot water risers c/w pipe insulation and valves. Replace water intake manifold Replace hotwater tanks 10,500	Replace pool equipment including pumps, chlorinator and filters.						
Replace boilers and circulation pumps. Replace sump pumps. Replace domestic hot water risers c/w pipe insulation and valves. Replace water intake manifold Replace hotwater tanks Replace HVAC units to main roof as well as penthouse units c/w ductwork Replace exhaust fans to parking garage. Misc. panel replacement Annual Total 267,016 379,818 278,000 250,000 250,000 250,000 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500							
Replace sump pumps. 17,500 250,000 250,000 250,000 Replace domestic hot water risers c/w pipe insulation and valves. 250,000 250,000 250,000 250,000 Replace water intake manifold 10,500 10,50	Replace elevator motors and controllers						
Replace domestic hot water risers c/w pipe insulation and valves. Replace water intake manifold Replace hotwater tanks Replace HVAC units to main roof as well as penthouse units c/w ductwork Replace exhaust fans to parking garage. Misc. panel replacement Annual Total 267,016 250,000 250,000 250,000 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500	Replace boilers and circulation pumps.						
Replace water intake manifold Replace hotwater tanks 10,500	Replace sump pumps.			17,500			
Replace water intake manifold Replace hotwater tanks 10,500							
Replace hotwater tanks 10,500	Replace domestic hot water risers c/w pipe insulation and valves.		250,000	.250,000	250,000		
Replace HVAC units to main roof as well as penthouse units c/w ductwork Replace exhaust fans to parking garage. Misc. panel replacement Annual Total 267,016 379,818 278,000 260,500 10,500 10,5	Replace water intake manifold						
ductwork Replace exhaust fans to parking garage. Misc. panel replacement	Replace hotwater tanks	,		10,500	10,500	10,500	10,50
ductwork Replace exhaust fans to parking garage. Misc. panel replacement	Replace HVAC units to main roof as well as penthouse units c/w				Ì		
Replace exhaust fans to parking garage.	ductwork						
Misc. panel replacement Annual Total 267,016 379,818 278,000 260,500 10,500 10,500							
Annual Total 267,016 379,818 278,000 260,500 10,500 10,5							
	'						
	Annual Total	267.016	379.818	278,000	260,500	10,500	10,50
							3,575,14

Work Item	2031	2032	2033	2034	2035	2036
Remove and replace wood fencing at grade.		2002				10,350
Remove and replace wood gazebo and structures to east side						
courtyard and west side entrance to THs						
Replace trees, grass and plants removed for courtyarrd						
vaterproofing replacement						150,000
Replace concrete and brick paving to courtyards following						227 206
nembrane replacement. Misc. repairs to exposed concrete walls and parapets.						327,206
Misc. repairs to exposed concrete wails and parapets. Misc. repointing to brick veneer to Townhouses and Tower						
elevations.						101,816
ilovationo.						
Remove and replace wood base and chair rail to common areas.				106,743		
Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]						
Remove and replace metal roofing and membrane system to						
Fownhouses complete with flashings.						
Replace waterproof membrane following removal of exposed				ļ		
aggregate paving and prior to new finish being applied.						163,603
Apply new membrane coating to balconies and decks. [Premium						
for limited access]						
Remove and apply new traffic membrane to parking garage						
suspended slabs						
Remove and respray insulation to soffit of parking garage.						55,000
Caulking to windows and exterior joints. Replace electric door strike mechanisms.						1,000
Replace door hardware.						1,000
Repaint Exterior Stucco.						
Repaint Interior (Common Areas).		22,500				
			· · · · ·			
Remove and replace vinyl wall coverings to common areas.				193,066		
Remove and replace carpet to common areas.				71,195		
Remove and replace tile to common areas.						
Remove and replace fitness room flooring.						7,200
Repaint Lines & Stall Numbers (Parking Garage)						
Pressure wash exterior envelope						35,000
Replace kitchen equipment and millwork						15,000
Replace pool equipment including pumps, chlorinator and filters.						
Upgrade elevator cab interior finishes	25,000	25,000	25.000			
Replace elevator motors and controllers	120,000	120,000	120,000			
Replace boilers and circulation pumps.	120,000	120,000	7.00,000			27,50
Replace sump pumps.						

Replace domestic hot water risers c/w pipe insulation and valves.						
Replace water intake manifold						
Replace hotwater tanks						
Replace HVAC units to main roof as well as penthouse units c/w				ļ		
ductwork						
Replace exhaust fans to parking garage.						
Misc. panel replacement						
Annual Total	145,000	167,500	145,000	371,004		893,67

Work Item	2037	2038	2039	2040	2041	2042
Remove and replace wood fencing at grade.						
Remove and replace wood gazebo and structures to east side						
courtyard and west side entrance to THs						
Replace trees, grass and plants removed for courtyarrd			i			
waterproofing replacement						
Replace concrete and brick paving to courtyards following						
membrane replacement.				1		
Misc. repairs to exposed concrete walls and parapets.						
Misc. repointing to brick veneer to Townhouses and Tower					+	
elevations.						
elevations.					 -	
Remove and replace wood base and chair rail to common areas.						
Replace tar and gravel roofing systems including replacing						
damaged and necessary flashings and deck pavers [Tower only]		1	l l			
Remove and replace metal roofing and membrane system to						
Townhouses complete with flashings.						
Replace waterproof membrane following removal of exposed	1		- 1	1		
aggregate paving and prior to new finish being applied.				ŀ		
Apply new membrane coating to balconies and decks. [Premium						
for limited access]						
Remove and apply new traffic membrane to parking garage						
suspended slabs				199,552	199,552	199,55
Remove and respray insulation to soffit of parking garage.						
Caulking to windows and exterior joints.						
Replace electric door strike mechanisms.		ľ				
Replace door hardware.						
Repaint Exterior Stucco.				267,016		
Repaint Interior (Common Areas).						
Remove and replace vinyl wall coverings to common areas.						
Remove and replace carpet to common areas.						
Remove and replace tile to common areas.						
Remove and replace fitness room flooring.	ľ	· i		ì		
Repaint Lines & Stall Numbers (Parking Garage)				3,333	3,333	3,33
Pressure wash exterior envelope						
Replace kitchen equipment and millwork						
Replace pool equipment including pumps, chlorinator and filters.					ľ	
Upgrade elevator cab interior finishes			1			
Replace elevator motors and controllers						
Replace boilers and circulation pumps.	27,500	27,500	27,500			
Replace sump pumps.						
Replace domestic hot water risers c/w pipe insulation and valves.						
Replace water intake manifold						
Replace hotwater tanks					<u> </u>	10,50
Replace HVAC units to main roof as well as penthouse units c/w						
ductwork						
Replace exhaust fans to parking garage.						
Misc. panel replacement						
ApproxITatal	00 000		07.505	100.000	000.005	010.0
Annual Total Cumulative Annual Cost	27,500	27,500	27,500	469,901	202,885	213,3
Outhtrative Attitual Cost	5,324,820	5,352,320	5,379,820	5,849,721	6,052,606	6,265,9

Pointe Claire, 1238 Melville Street, Vancouver Life-Cycle Costing Model and Strata Contingnecy Fund Calculator (2012 to 2042)

CURRENT CONTRIBUTION	2012	2013	2014	2015	2016	2017	2018		
\$408 Avg annual Contribution per Unit with no special assessments									
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	80,000	80,000		
Cumulative Contribution to Fund	196,288	276,289	356,289	436,289	516,290	596,290	676,290		
Cumulative Balance in Fund	\$196,288	\$15,789	(\$535,715)	(\$466,214)	(\$537,264)	(\$484,764)	(\$635,148)		
SCENARIO ONE									
\$1,416	Avg annu	al Contrib	ution						
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536	277,536		
Cumulative Contribution to Fund	393,824	671,360	948,896	1,226,432	1,503,968	1,781,504	2,059,040		
Cumulative Balance in Fund	\$338,324	\$355,360	\$1,392	\$268,428	\$394,914	\$644,950	\$692,101		
SCENARIO TWO 72% of Scenario One									
	,								
\$1,015	72% of So Avg annu				·	· . : ::-			
\$1,015 Annual Contribution to Fund	,			198,940	198,940	198,940	198,940		
\$1,015 Annual Contribution to Fund Cumulative Contribution to Fund	Avg annua 198,940 315,228	al Contrib	ution	198,940 912,048	198,940 1,110,988	198,940 1,309,928	198,940 1,508,868		
\$1,015 Annual Contribution to Fund	Avg annua 198,940 315,228	al Contrib 198,940	ution 198,940			•			
\$1,015 Annual Contribution to Fund Cumulative Contribution to Fund	Avg annu: 198,940 315,228 \$259,728	al Contrib 198,940 514,168 \$198,168	ution 198,940 713,108 (\$234,396)	912,048 (\$45,956)	1,110,988	1,309,928	1,508,868		
\$1,015 Annual Contribution to Fund Cumulative Contribution to Fund Cumulative Balance in Fund SCENARIO THREE	Avg annu: 198,940 315,228 \$259,728	al Contrib 198,940 514,168 \$198,168 current c	ution 198,940 713,108 (\$234,396) ontributior	912,048 (\$45,956)	1,110,988	1,309,928	1,508,868		
\$1,015 Annual Contribution to Fund Cumulative Contribution to Fund Cumulative Balance in Fund SCENARIO THREE	Avg annu: 198,940 315,228 \$259,728 Twice the	al Contrib 198,940 514,168 \$198,168 current c	ution 198,940 713,108 (\$234,396) ontributior	912,048 (\$45,956)	1,110,988	1,309,928	1,508,868		
\$1,015 Annual Contribution to Fund Cumulative Contribution to Fund Cumulative Balance in Fund SCENARIO THREE	Avg annu- 198,940 315,228 \$259,728 Twice the Avg annu-	al Contrib 198,940 514,168 \$198,168 current c	ution 198,940 713,108 (\$234,396) ontribution ution	912,048 (\$45,956)	1,110,988 \$1,934	1,309,928 \$173,374	1,508,868 \$141,929		

CURRENT CONTRIBUTION	2019	2020	2021	2022	2023	2024
\$408						
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	80,000
Cumulative Contribution to Fund	756,291	836,291	916,291	996,292	1,076,292	1,156,292
Cumulative Balance in Fund	(\$785,533)	(\$930,917)	(\$1,142,256)	(\$1,062,256)	(\$1,237,015)	(\$1,157,015)
SCENARIO ONE						
\$1,416						
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536
Cumulative Contribution to Fund	2,336,576	2,614,112	2,891,648	3,169,184	3,446,720	3,724,256
Cumulative Balance in Fund	\$739,253	\$791,404	\$777,601	\$1,055,137	\$1,077,913	\$1,355,449
SCENARIO TWO						
\$1,015						
Annual Contribution to Fund	198,940	198,940	198,940	198,940	198,940	198,940
Cumulative Contribution to Fund	1,707,808	1,906,748	2,105,688	2,304,628	2,503,568	2,702,508
Cumulative Balance in Fund	\$110,485	\$84,040	(\$8,359)	\$190,581	\$134,761	\$333,701
SCENARIO THREE						
\$816						
Annual Contribution to Fund	160,001	160,001	160,001	160,001	160,001	160,001
Cumulative Contribution to Fund Cumulative Balance in Fund	1,396,293	1,556,294	1,716,295	1,876,295	2,036,296	2,196,297

CURRENT CONTRIBUTION 2025 2026 2028 2029 2030 2027 \$408 Annual Contribution to Fund 80,000 80,000 80,000 80,000 80,000 80,000 Cumulative Contribution to Fund 1,316,293 1,396,293 1,476,294 1,636,294 1,236,293 1,556,294 Cumulative Balance in Fund (\$1,344,031) (\$1,643,848) (\$1,841,848) (\$2,022,347) (\$1,952,847) (\$1,883,347) **SCENARIO ONE** \$1,416 Annual Contribution to Fund 277,536 277,536 277,536 277,536 277,536 277,536 **Cumulative Contribution to Fund** 4,001,792 4,279,328 4,556,864 4,834,400 5,111,936 5,389,472 Cumulative Balance in Fund \$1,365,968 \$1,263,687 \$1,263,223 \$1,280,259 \$1,547,295 \$1,814,331 **SCENARIO TWO** \$1,015 Annual Contribution to Fund 198,940 198,940 198,940 198,940 198,940 198,940 Cumulative Contribution to Fund 2,901,448 3,100,388 3,299,328 3,498,268 3,697,208 3,896,148 Cumulative Balance in Fund \$265,624 \$84,747 \$5,687 (\$55,873) \$132,567 \$321,007 **SCENARIO THREE** Annual Contribution to Fund 160,001 160,001 160,001 160,001 1.60,001 160,001 Cumulative Contribution to Fund

2,356,298

(\$279,526)

Cumulative Balance in Fund

2,516,298

(\$499,343)

2,676,299

(\$617,342)

2,836,300

(\$717,842)

2,996,300

(\$568,341)

3,156,301

(\$418,840)

CURRENT CONTRIBUTION	2031	2032	2033	2034	2035	2036
\$408				,		
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	000,08
Cumulative Contribution to Fund	1,716,295	1,796,295	1,876,295	1,956,296	2,036,296	2,116,297
Cumulative Balance in Fund	(\$1,948,346)	(\$2,035,846)	(\$2,100,846)	(\$2,391,849)	(\$2,311,849)	(\$3,125,523)
SCENARIO ONE						
\$1,416						
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536
Cumulative Contribution to Fund	5,667,008	5,944,544	6,222,080	6,499,616	6,777,152	7,054,688
Cumulative Balance in Fund	\$1,946,867	\$2,056,903	\$2,189,439	\$2,095,971	\$2,373,507	\$1,757,368
SCENARIO TWO						
\$1,015						
Annual Contribution to Fund	198,940	198,940	198,940	198,940	198,940	198,940
Cumulative Contribution to Fund	4,095,088	4,294,028	4,492,968	4,691,908	4,890,848	5,089,788
Cumulative Balance in Fund	\$374,947	\$406,387	\$460,327	\$288,263	\$487,203	(\$207,532)
SCENARIO THREE						
\$816						
Annual Contribution to Fund	160,001	160,001	160,001	160,001	160,001	160,001
Cumulative Contribution to Fund	3,316,302	3,476,302	3,636,303	3,796,304	3,956,304	4,116,305
Cumulative Balance in Fund						

CURRENT CONTRIBUTION	2037	2038	2039	2040	2041	2042
\$408						
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	80,000
Cumulative Contribution to Fund	2,196,297	2,276,297	2,356,298	2,436,298	2,516,298	2,596,299
Cumulative Balance in Fund	(\$3,073,023)	(\$3,020,523)	(\$2,968,022)	(\$3,357,923)	(\$3,480,808)	(\$3,614,192)
SCENARIO ONE						
\$1,416						·
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536
Cumulative Contribution to Fund	7,332,224	7,609,760	7,887,296	8,164,832	8,442,368	8,719,904
Cumulative Balance in Fund	\$2,007,404	\$2,257,440	\$2,507,476	\$2,315,111	\$2,389,762	\$2,453,913
SCENARIO TWO						
\$1,015						
Annual Contribution to Fund	198,940	198,940	198,940	198,940	198,940	198,940
Cumulative Contribution to Fund	5,288,728	5,487,668	5,686,608	5,885,548	6,084,488	6,283,428
Cumulative Balance in Fund	(\$36,092)	\$135,348	\$306,788	\$35,827	\$31,882	\$17,437
SCENARIO THREE						
\$816						
Annual Contribution to Fund	160,001	160,001	160,001	160,001	160,001	160,001
Cumulative Contribution to Fund	4,276,306	4,436,306	4,596,307	4,756,308	4,916,308	5,076,309
Cumulative Balance in Fund	(\$1,048,514)	(\$916,013)	(\$783,513)	(\$1,093,413)	(\$1,136,298)	(\$1,189,682)

Rules



STRATA PLAN LMS 2080 POINTE CLAIRE

RULES

POINTE CLAIRE STRATA PLAN LMS 2080

APPROVED RULES

COMMON AREAS

- 1. Smoking is absolutely prohibited in all common areas of the property.
- 2. Balconies shall not be used as a storage area. They are to be kept clean and tidy so as not to offend owners.
- 3. Storage lockers shall be kept free of hazardous, flammable materials. It should also be noted that articles stored in the locker rooms are done so at the owner's risk.
- 4. Bicycles may only be taken in the elevators in a bike bag. Under no circumstances are they to be taken through the lobby.
- 5. Roller blade type skates and roller skates are not allowed to be worn in

PARKADE

- 1. Residents may not park in visitor stalls.
- 2. Designated parking spaces shall be kept clean and free of hazardous material. Any oil spots on the floor shall be cleaned by the owner.
- 3. Vehicles stored, or parked in assigned areas are done so at the owner's risk.
- 4. Owners, tenants, occupants, visitors and contractors are required to wait after entering or exiting the parkade or the occupant parking area until the gates fully close.

BUILDING SECURITY

- 1. No one shall leave open or unlock any outside entrance or fire escape unless he is in constant supervision of that entrance.
- 2. No one shall let another person into the building or parking facility when entering, unless that person is known to him. This particularly applies to persons claiming to be tradesmen or delivery men.
- 3. No one, except authorized personnel, is permitted in the common areas of the Strata Corporation which are restricted, such as the Roof, Machine Room, Electrical Room, and Elevator Room.

MOVE IN / MOVE OUT

- 1. All moves must be scheduled in advance with the Concierge.
- 2. The Concierge has the right to refuse any move due to a heavy schedule or Holiday seasons.
- 3. Residents or owners will be charged for the repair of any damage to the common areas resulting from the move.

ENTERTAINMENT ROOM & CONFERENCE ROOM

- 1. Both facilities must be reserved by registered residents only.
- 2. A refundable security deposit of \$200.00 (cash or certified cheque) per each room must be placed with the Building Manager for events that do not involve food or alcohol. For events involving food or alcohol, the security deposit will be increased to \$400.00 for each room. This deposit will be returned if the facility is clean and without damage after each use.
- 3. For events involving alcohol, a security guard must be hired for the entire duration of the event at the user's expense. This payment is due for the event based on estimated hours. Arrangements must be with the Property Manager for approval of guard.
- 4. No events can continue beyond 11:00pm.
- 5. An agreement must be signed at the time of booking whereby all responsibility and liability be assumed by the signer.
- 6. No stereos or amplified music is permitted in the exercise room or pool area.
- 7. Residents may use headphones if they wish to listen to music while using the common facilities.

PETS

- 1. Dogs must be kept on a leash at all times everywhere on the common property.
- 2. Mandatory dog registration with front desk. All dogs must be registered.
- 3. No animal excrement or cat litter should be disposed in the garbage chute. Dispose on the third floor garbage room.
- 4. If a dog has an accident, the owner must clean up the mess and then inform security to do a more thorough clean.

FIRE PREVENTION

1. No Owner or guests shall do anything or permit anything to be done that will increase the risk of insurance or any building or part thereof.

QUIET TIME

1. No noise may be created between 11:00PM and 7:00AM, which may be heard by the resident of any suite (other than the suite occupied by the noise making individual).

EXERCISE ROOM

1. No food or drink is allowed in the pool area.

OWNER'S RESPONSIBILITY FOR TENANTS

1. Fines levied for any infraction of the above Rules will be charged to the owner of the suite in which the offending resident or invitee is associated with.

BUILDING STAFF

 Aggressive behaviour, including verbal or physical abuse or intimidation, in or about Pointe Claire by residents towards security and building management people and other residents is not acceptable and will not be tolerated.

INFRACTIONS OF RULES ARE SUBJECT TO A \$50.00 FINE