

PLEASE BRING THIS NOTICE TO THE MEETING

July 7, 2009

NOTICE TO: The Owners, Strata Plan LMS-3170

FROM: Vancouver Condominium Services Ltd.
400 - 1281 W. Georgia St.
Vancouver, B.C. V6E 3J7
Telephone: 604-684-6291
Accounting: 604-684-5329

Strata Agent:

Bunny Porteous

TAKE NOTICE that a Special General Meeting of Strata Plan LMS-3170 will be held:

Date & Time: - Tuesday, July 28, 2009 at 7:00 p.m.

Registration: - 6:00 p.m.

**Location: - Club Solo
2228 Marstrand Avenue
Vancouver, B.C.**

In order to vote an owner should be paid up in all arrears of strata fees and current special levies owing to the strata corporation. Cheques will not be accepted at the meeting unless certified. If you are uncertain of your account status please call 604-684-5329 between 9:00 a.m. and 4:00 p.m. Owners may be represented by proxies - a blank proxy is provided for your convenience. A spouse who is not registered on title **MUST** have a proxy authorization to vote.

SEE AGENDA ON REVERSE SIDE

AGENDA

6:00 p.m. Registration

7:00 p.m. Call to Order

Quorum Report

Election of Chair

Proof of Notice of Meeting

Approve the Agenda

$\frac{3}{4}$ Vote Resolution – Exterior Maintenance Project (see attached)

Terminate the Meeting

**3/4 VOTE RESOLUTION
EXTERIOR MAINTENANCE PROJECT**

WHEREAS The Owners, Strata Plan LMS-3170, wish to proceed with Phase I, II and III of the Exterior Maintenance Project as per the recommendation of Spratt Emanuel Engineering;

AND WHEREAS a $\frac{3}{4}$ vote resolution was passed at a Special General Meeting on January 13, 2009 to raise \$300,000 to complete Phase I of the 3-phase recommended Maintenance Project;

AND WHEREAS an estimated quote was received in the amount of \$416,000 to complete all 3 phases of the Exterior Maintenance Project, which would then require an additional \$116,000 be raised for the completion of the recommended Exterior Maintenance Project.

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-3170, that the owners approve the completion of Phases I, II and III of the Exterior Maintenance Project and the additional required expenditure of \$116,000, such expenditure to be charged against the Contingency Reserve Fund.

PROXY AUTHORIZATION

STRATA PLAN LMS-3170

The undersigned owner of Strata Plan LMS-3170 hereby appoints _____ or failing him/her, the strata council President, as the proxy of the undersigned to attend and vote at the Meeting to be held on Tuesday, July 28, 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. This appointment includes the power and authority on the part of my said proxy to appoint another proxy in his/her discretion to exercise the rights and powers conferred by this appointment in the event that he/she is unable or unwilling to act as my proxy at the said meeting.

THE UNDERSIGNED acknowledges receipt of the information circular for the Meeting and hereby revokes any proxy previously given.

<i>Date</i>	<i>Unit</i>	<i>Signature</i>
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* If you are unable to attend, please forward your proxy to the strata council, c/o Bunny Porteous:

- Via Fax: 604-684-1539
- By Mail: Vancouver Condominium Services Ltd.
Suite 400 – 1281 West Georgia Street
Vancouver, BC V6E 3J7

NOTE: Vancouver Condominium Services Ltd. and the strata agent assigned to manage your Strata Corporation cannot be appointed as a proxy.