

CHELSEA TERRACE - STRATA PLAN VR 1047

TIME & LOCATION:

7:00 p.m.
Recreation Room
1040 Pacific St.
Vancouver, BC

**STRATA MANAGER
LYN STOLL
BAYWEST MANAGEMENT
101-1965 WEST 4TH AVENUE
VANCOUVER, BC V6J 1M8**

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PRESENT:

Fifty-three (53) strata lots represented
Thirty-eight (38) in person
Fifteen (15) by proxy

Lyn Stoll, Property Manager
Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:05 p.m. by Strata Manager, Lyn Stoll.

(2) CALLING THE ROLL & CERTIFICATION OF PROXIES

A quorum requires representation of eligible voters holding one third (1/3) of the strata corporation's votes in person or by proxy. Therefore, representation by thirty-seven (37) strata lots is required. As fifty-three (53) strata lots were represented, in person and by proxy, a quorum was established and the meeting was declared competent to deal with the business at hand.

(3) PROOF OF NOTICE OF MEETING

The Strata Property Act requires that appropriate notice be given at least 14 days prior to the meeting date. This notice to be delivered by mail or hand delivered.

It was MOVED by #303 and SECONDED by #901 that proper notice of meeting had been provided according to the requirement of the Strata Property Act. **CARRIED**

(4) ADOPTION OF THE MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING

It was MOVED by #510 and SECONDED by #908 that the minutes of the February 4, 2003 Annual General Meeting be adopted as distributed. **CARRIED**

(5) PRESIDENT'S REPORT

The president Alex Strachan gave a summary of the year's events noting the primary accomplishment being the repiping of the building. He advised that mould remediation commenced on a particular suite and was nearing conclusion and reported that work on leaks into various suites has been tended to.

Owners posed various questions, which the President responded to.

(6) INSURANCE REPORT

The Strata Manager informed owners the insurance industry has not yet improved since the 9-11 tragedy. In fact, it has worsened due to a declining return on investments and an increase in costly natural disasters and large claim payouts to other stratas throughout North America. As some stratas are unable to obtain coverage due to poor claims history, she noted that Chelsea Terrace, given its claims history, is fortunate to not only have coverage but isn't facing the premium increase affecting some stratas.

(7) CONSIDERATION OF 3/4 VOTE RESOLUTION "A" – LOWER REAR SLAB WORK

Be it resolved by the Owners of Strata Plan VR 1047 Chelsea Terrace, located at 1040 Pacific Street, Vancouver, BC, that the owners approve \$18,500 be taken from a portion of what was previously approved for upper rear slab work to complete the lower rear drainage/paver work.

This work will complete the garden area outside 201-204 where leaking was an ongoing problem. It will improve the drainage and finish off the area where dirt was removed by installing drainage mats and pavers.

After brief discussion, it was **MOVED** by #908 and **SECONDED** by #711 to approve $\frac{3}{4}$ Vote Resolution "A" as presented. **MOTION CARRIED**

(8) CONSIDERATION OF 3/4 VOTE RESOLUTION "B" – BALANCE OF PERIMETER SLAB WORK

Be it resolved by the Owners of Strata Plan VR 1047 Chelsea Terrace, located at 1040 Pacific Street, Vancouver, BC, that the owners spend \$88,000; \$76,000 to be raised by way of special assessment and \$12,000 to be taken from the CRF to complete perimeter membrane/slab work at the upper rear elevation of the building (left and right of rear entry).

This year, as a result of a faulty perimeter membrane, there have continued to be many leaks in to suites (at ground level) with the most costly problem being the development of mould in one particular suite. This resulted in repairs to interiors of suites, membrane repair in "unscheduled" areas and extensive dirt removal at the front of the building as well as to other areas around the building perimeter. To ensure that no other suites incur this problem, and to finish off the cosmetics of the rear of the building after the membrane has been replaced, approval of this resolution is required.

It was **MOVED** by #303 and **SECONDED** by #901 to approve $\frac{3}{4}$ Vote Resolution "B" as presented. **MOTION CARRIED**

(9) CONSIDERATION OF 3/4 VOTE RESOLUTION "C" – MOULD REMEDIATION

Be it resolved by the Owners of Strata Plan VR 1047 Chelsea Terrace, located at 1040 Pacific Street, Vancouver, BC, that the owners ratify Council's decision to do all the necessary mould remediation work to #308 and to pay for this from some of the monies allocated towards the slab work. The cost (\$35,000) includes the dirt removal/excavation, engineer consultation, exterior membrane replacement - vertical and horizontal, drainage installation and restoring the exterior (retaining wall construction/backfill) in addition to suite interior remediation and air quality testing.

The suite went largely unnoticed as it was vacant for a long period of time and the executor of the suite lived in California. When the executor determined there was mould in the suite, he tried to use this against the strata. Fortunately this was averted but with the knowledge of the suite's condition, it was the strata's responsibility to remedy the problem. Currently the suite is under foreclosure and is "in the courts" for this reason. Fortunately the mould remediation work had already commenced by the time the courts became involved.

As the problem was due to a failed membrane, part of the money initially allocated towards the rear elevation was redirected to his work.

It was imperative to have this work done, as there was a health issue involved. Failure to do the work could have resulted in a potential lawsuit.

It was then **MOVED** by #901 and **SECONDED** by #303 to approve $\frac{3}{4}$ Vote Resolution "C" as proposed. **MOTION CARRIED**

Subsequent to the vote it was MOVED by #801 and SECONDED by #407 to have a retaining wall constructed at the front of the building by #308 rather than return the excavated earth to its' initial location, up against the building. MOTION CARRIED

10) CONSIDERATION OF 3/4 VOTE RESOLUTION "D" - SECURITY UPGRADE

Be it resolved by the Owners of Strata Plan VR 1047 Chelsea Terrace, located at 1040 Pacific Street, Vancouver, BC, that the cost to install a card/fob entry system and one security camera in the lobby be taken from the contingency reserve fund, cost not to exceed \$26,000.

Security is at an all time low in the building. With the installation of card/fob access, the identity of anyone entering the building *or the parkade* will be identified on a computer, as access will only be available to those with a registered card/fob. If the vandalism or theft are committed internally, access of these individuals will be registered on the computer. **The only unauthorized entry to these areas will be if a resident provides access to someone.**

The camera will be mounted to view the mailbox area and will be part of an expandable system if needed.

It was **MOVED** by #901 and **SECONDED** by #908 to approve $\frac{3}{4}$ Vote Resolution "D" as presented.

**FIFTY-TWO (52) IN FAVOR
ONE (1) OPPOSED
MOTION CARRIED**

(11) 3/4 VOTE RESOLUTION "E" - EXTERIOR CAULKING AND PAINTING

Be it resolved by the Owners of Strata Plan VR 1047 Chelsea Terrace, located at 1040 Pacific Street, Vancouver, BC, that the owners raise, by way of special assessment, \$98,000 for the complete caulking, cleaning and painting of the exterior. Payments will, at a minimum, be made monthly commencing May 1, 2004 and continue through December 1, 2004 but would not form part of the monthly "maintenance" fee.

It has been an extremely long time (if ever) that the building has been recaulked. It is imperative to keep this maintenance item up to prevent the 'leaky condo' syndrome because of failed caulking. In addition, the design of the building is referred to as "wedding caked" because of the tiers – this makes access difficult, thus more costly. Therefore it is best to accomplish whatever requires staging or over the side access at the same time. The building

has not been pressure-washed, the concrete is delaminating in areas, the appearance actually detracts from the value of the suites and as access will be required to do the caulking, it is best to paint the exterior at the same time. The exposed new (black) membrane (while UV resistant) would also be painted at this time to match the concrete colour.

Owners determined they would prefer to have the option to either pay monthly for twelve months **commencing June 1, 2004 with the last payment due May 1, 2005**. Owners always have the option of paying in advance in one lump sum.

It was **MOVED** by #407 and **SECONDED** by #801 to amend the payment structure of the assessment to twelve monthly payments commencing June 1, 2004. In addition, payment for the work shall be taken from the CRF and repaid to the CRF as funds become available.

**FORTY-NINE (49) IN FAVOUR
THREE (3) OPPOSED
ONE (1) ABSTENTION
MOTION CARRIED**

It was then **MOVED** by #407 and **SECONDED** by #801 to approve $\frac{3}{4}$ Vote Resolution "E" as amended.

**FORTY-NINE (4) IN FAVOUR
FOUR (4) OPPOSED
MOTION CARRIED**

IF YOU WISH TO PAY YOUR ASSESSMENT BY PRE-AUTHORIZED CHECKING YOU MUST COMPLETE THE ENCLOSED FORM AND RESUBMIT IT TO BAYWEST MANAGEMENT.

(12) 3/4 VOTE RESOLUTION "F" - PHARAOH ANTS

Be it resolved by the Owners of Strata Plan VR 1047 Chelsea Terrace, located at 1040 Pacific Street, Vancouver, BC, that the owners raise by way of special assessment, \$4800 for the eradication of pharaoh ants. The treatment involves access to every suite up to three times for complete success. Payment would be due monthly on the first of each month and would be paid together with monthly maintenance fees *but would not form part of the monthly "maintenance" fee.*

The building experiences problems with these ants every year and it will take a complete building-wide clean-out (treatment) to be rid of the problem. The only alternative is for each suite to be treated on an individual basis as has been in the past (pesticide handed out) but this won't eliminate the problem.

It was then **MOVED** by #303 and **SECONDED** by #801 to approve $\frac{3}{4}$ Vote Resolution "F" as presented.

**TWENTY-FIVE (25) IN FAVOUR
TWENTY-EIGHT (28) OPPOSED
MOTION DEFEATED**

Owners were advised they should contact the caretaker if they are experiencing an ant problem.

(13) 3/4 VOTE RESOLUTION "G" - SMALL ROOF REPLACEMENT

Be it resolved by the Owners of Strata Plan VR 1047 Chelsea Terrace, located at 1040 Pacific Street, Vancouver, BC, that the owners approve \$7610 be taken from a portion of what was previously approved for upper rear slab work to re-roof the two small remaining roof sections that were not done during the large re-roofing of the building. This became necessary as a result of leaking in to the building.

These two small areas were not originally considered a problem when the larger roof sections were done. They finally have deteriorated and it became necessary to re-roof them immediately. As there was money already accounted for slab work, it was determined it would be best to use part of this money for the roofing and go back to the owners for additional funds for the remainder of the perimeter slab work.

It was **MOVED** by #310 and **SECONDED** by #303 to approve $\frac{3}{4}$ Vote Resolution "G" as presented. **MOTION CARRIED**

(14) CONSIDERATION OF 2004 OPERATING BUDGET

As Resolution "A" was approved, owners voted on Budget "A" which reflects a slight increase in maintenance fees. After a review of the budget it was **MOVED** by #901 and **SECONDED** by #504 to adopt the 2004 operating budget as presented.

FIFTY-ONE (51) IN FAVOR

TWO (2) OPPOSED

MOTION CARRIED

The new maintenance fees are retroactive to January 1, 2004. The difference between the previous maintenance fee and the new fee will automatically be changed/collected for those owners paying by pre-authorized checking. ***All other owners will need to make up the difference by check.***

(15) ELECTION OF 2004 STRATA COUNCIL

The following owners volunteered or were nominated to hold office on the Strata Council for the 2004 fiscal year:

| | | | |
|---------------|-----|---------------------|-----|
| Gary Bowman | 610 | Ron Mair | 711 |
| Lena Chapalov | 504 | Catherine Steele | 803 |
| Alex Strachan | 706 | Marcus Von Albrecht | 901 |
| Robert Hume | 801 | Stephen McKenzie | 908 |
| Mariah Creed | 813 | Charles Wheeler | 606 |
| Natasha Viens | 310 | Rob New | 507 |

The Strata Manager called for additional nominations/volunteers from the floor. As no others were received nominated owners introduced themselves and mentioned why they would like to be on council.

A vote was then taken by secret ballot. The votes were then counted indicating the following results:

| | | | |
|---------------------|-----|------------------|-----|
| Marcus Von Albrecht | 901 | Rob New | 507 |
| Robert Hume | 801 | Stephen McKenzie | 908 |
| Mariah Creed | 813 | Charles Wheeler | 606 |
| Natasha Viens | 310 | | |

(16) GENERAL DISCUSSION AND QUESTIONS**COMMITTEES**

Owners expressed great interest in forming various committees such as one for security, social and landscaping. After discussion on various items that might be of interest for the committees, interested owners signed up under the aforementioned categories. It was determined they volunteers will be contacted after the first Council meeting which was subsequently scheduled for May 17th, 2004.

MINUTES

After a brief discussion it was **MOVED** by #801 and **SECONDED** by #309 to have minutes of all meetings circulated to owners and tenants. **MOTION CARRIED**

(17) ADJOURNMENT

There being no further business, the meeting was adjourned at 9:45 p.m.

Please keep these minutes with your strata lot records. You will need to provide the last two year's worth to your realtor when you sell your strata lot. There will be a charge for copies.

CHELSEA TERRACE - VR1047
2004 MAINTENANCE FEES

5/19/2004

| | | | | | | 5 months | Total Due |
|-------|-----|-----|-------------|--------|--|-------------|--------------|
| | | | | | | Jan.-May | June 1(only) |
| | | | New | | | Retroactive | including |
| Unit# | SL# | U/E | Monthly Fee | OLD | | Difference | Retroactive |
| 201 | 1 | 0 | 159.27 | 158.01 | | 6.30 | 160.53 |
| 202 | 2 | 0 | 159.27 | 158.01 | | 6.30 | 160.53 |
| 203 | 3 | 0 | 159.27 | 158.01 | | 6.30 | 160.53 |
| 204 | 4 | 0 | 118.60 | 117.66 | | 4.70 | 119.54 |
| 301 | 11 | 0 | 113.73 | 112.83 | | 4.50 | 114.63 |
| 302 | 12 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 303 | 13 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 304 | 14 | 0 | 121.28 | 120.32 | | 4.80 | 122.24 |
| 305 | 15 | 0 | 135.88 | 134.81 | | 5.35 | 136.95 |
| 306 | 16 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 307 | 17 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 308 | 18 | 0 | 173.87 | 172.50 | | 6.85 | 175.24 |
| 309 | 5 | 0 | 187.27 | 185.79 | | 7.40 | 188.75 |
| 310 | 6 | 0 | 135.88 | 134.81 | | 5.35 | 136.95 |
| 311 | 7 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 312 | 8 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 313 | 9 | 0 | 113.48 | 112.58 | | 4.50 | 114.38 |
| 314 | 10 | 0 | 118.60 | 117.66 | | 4.70 | 119.54 |
| 401 | 25 | 0 | 113.73 | 112.83 | | 4.50 | 114.63 |
| 402 | 26 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 403 | 27 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 404 | 28 | 0 | 121.28 | 120.32 | | 4.80 | 122.24 |
| 405 | 29 | 0 | 135.88 | 134.81 | | 5.35 | 136.95 |
| 406 | 30 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 407 | 31 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 408 | 32 | 0 | 173.87 | 172.50 | | 6.85 | 175.24 |
| 409 | 33 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 410 | 34 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 411 | 35 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 412 | 36 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 413 | 37 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 414 | 38 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 415 | 39 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 416 | 19 | 0 | 187.27 | 185.79 | | 7.40 | 188.75 |
| 417 | 20 | 0 | 135.88 | 134.81 | | 5.35 | 136.95 |
| 418 | 21 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 419 | 22 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 420 | 23 | 0 | 113.48 | 112.58 | | 4.50 | 114.38 |
| 421 | 24 | 0 | 118.60 | 117.66 | | 4.70 | 119.54 |
| 501 | 46 | 0 | 113.73 | 112.83 | | 4.50 | 114.63 |
| 502 | 47 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 503 | 48 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 504 | 49 | 0 | 121.28 | 120.32 | | 4.80 | 122.24 |
| 505 | 50 | 0 | 135.88 | 134.81 | | 5.35 | 136.95 |
| 506 | 51 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 507 | 52 | 0 | 114.94 | 114.03 | | 4.55 | 115.85 |
| 508 | 53 | 0 | 173.87 | 172.50 | | 6.85 | 175.24 |

CHELSEA TERRACE - VR1047
 2004 MAINTENANCE FEES

5/19/2004

| Unit# | SL# | U/E | Monthly Fee | OLD | Difference | Retroactive |
|-------|-----|-----|-------------|--------|------------|-------------|
| 509 | 54 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 510 | 55 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 511 | 56 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 512 | 57 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 513 | 58 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 514 | 59 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 515 | 60 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 516 | 40 | 0 | 187.27 | 185.79 | 7.40 | 188.75 |
| 517 | 41 | 0 | 135.88 | 134.81 | 5.35 | 136.95 |
| 518 | 42 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 519 | 43 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 520 | 44 | 0 | 113.48 | 112.58 | 4.50 | 114.38 |
| 521 | 45 | 0 | 118.60 | 117.66 | 4.70 | 119.54 |
| 601 | 67 | 0 | 113.73 | 112.83 | 4.50 | 114.63 |
| 602 | 68 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 603 | 69 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 604 | 70 | 0 | 121.28 | 120.32 | 4.80 | 122.24 |
| 605 | 71 | 0 | 161.70 | 160.42 | 6.40 | 162.98 |
| 606 | 72 | 0 | 154.39 | 153.17 | 6.10 | 155.61 |
| 607 | 73 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 608 | 74 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 609 | 75 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 610 | 76 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 611 | 61 | 0 | 224.04 | 222.27 | 8.85 | 225.81 |
| 612 | 62 | 0 | 135.88 | 134.81 | 5.35 | 136.95 |
| 613 | 63 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 614 | 64 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 615 | 65 | 0 | 113.48 | 112.58 | 4.50 | 114.38 |
| 616 | 66 | 0 | 118.60 | 117.66 | 4.70 | 119.54 |
| 701 | 83 | 0 | 113.73 | 112.83 | 4.50 | 114.63 |
| 702 | 84 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 703 | 85 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 704 | 86 | 0 | 121.28 | 120.32 | 4.80 | 122.24 |
| 705 | 87 | 0 | 161.70 | 160.42 | 6.40 | 162.98 |
| 706 | 88 | 0 | 154.39 | 153.17 | 6.10 | 155.61 |
| 707 | 89 | 0 | 154.39 | 153.17 | 6.10 | 155.61 |
| 708 | 90 | 0 | 154.39 | 153.17 | 6.10 | 155.61 |
| 709 | 91 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 710 | 77 | 0 | 224.04 | 222.27 | 8.85 | 225.81 |
| 711 | 78 | 0 | 135.88 | 134.81 | 5.35 | 136.95 |
| 712 | 79 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 713 | 80 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 714 | 81 | 0 | 113.48 | 112.58 | 4.50 | 114.38 |
| 715 | 82 | 0 | 118.60 | 117.66 | 4.70 | 119.54 |
| 801 | 97 | 0 | 144.17 | 143.03 | 5.70 | 145.31 |
| 802 | 98 | 0 | 114.94 | 114.03 | 4.55 | 115.85 |
| 803 | 99 | 0 | 149.76 | 148.58 | 5.90 | 150.94 |
| 804 | 100 | 0 | 161.70 | 160.42 | 6.40 | 162.98 |
| 805 | 101 | 0 | 154.39 | 153.17 | 6.10 | 155.61 |
| 806 | 102 | 0 | 154.39 | 153.17 | 6.10 | 155.61 |
| 807 | 103 | 0 | 154.39 | 153.17 | 6.10 | 155.61 |

CHELSEA TERRACE - VR1047
 2004 MAINTENANCE FEES

5/19/2004

| Unit# | SL# | U/E | Monthly Fee | OLD | Difference | Retroactive | |
|-------|-----|-----|-------------|-----------|------------|-------------|--|
| 808 | 104 | 0 | 154.63 | 153.41 | 6.10 | 155.85 | |
| 809 | 92 | 0 | 187.27 | 185.79 | 7.40 | 188.75 | |
| 810 | 93 | 0 | 135.88 | 134.81 | 5.35 | 136.95 | |
| 811 | 94 | 0 | 114.94 | 114.03 | 4.55 | 115.85 | |
| 812 | 95 | 0 | 114.94 | 114.03 | 4.55 | 115.85 | |
| 813 | 96 | 0 | 147.33 | 146.17 | 5.80 | 148.49 | |
| 901 | 109 | 0 | 180.70 | 179.27 | 7.15 | 182.13 | |
| 902 | 110 | 0 | 154.39 | 153.17 | 6.10 | 155.61 | |
| 903 | 111 | 0 | 154.39 | 153.17 | 6.10 | 155.61 | |
| 904 | 112 | 0 | 114.94 | 114.03 | 4.55 | 115.85 | |
| 905 | 105 | 0 | 135.88 | 134.81 | 5.35 | 136.95 | |
| 906 | 106 | 0 | 114.94 | 114.03 | 4.55 | 115.85 | |
| 907 | 107 | 0 | 114.94 | 114.03 | 4.55 | 115.85 | |
| 908 | 108 | 0 | 169.73 | 168.39 | 6.70 | 171.07 | |
| | | | | | | | |
| | | 0 | 14,692.30 | 14,576.11 | | | |

CHELSEA TERRACE

| ASSESSMENT SCHEDULE (June 1 Commencement) | | | | |
|--|-----|-----|-------------------------|---------------------|
| for PAINTING, CAULKING AND REAR SLAB WORK COMPLETION | | | | |
| UNIT # | S/L | U/E | RES. B & E. One Pmt. | 12 Monthly Pmts. |
| 201 | 1 | 654 | 1,886.13 | 157.18 |
| 202 | 2 | 654 | 1,886.13 | 157.18 |
| 203 | 3 | 654 | 1,886.13 | 157.18 |
| 204 | 4 | 487 | 1,404.50 | 117.04 |
| 301 | 11 | 467 | 1,346.83 | 112.24 |
| 302 | 12 | 472 | 1,361.25 | 113.44 |
| 303 | 13 | 472 | 1,361.25 | 113.44 |
| 304 | 14 | 498 | 1,436.23 | 119.69 |
| 305 | 15 | 558 | 1,609.27 | 134.11 |
| 306 | 16 | 472 | 1,361.25 | 113.44 |
| 307 | 17 | 472 | 1,361.25 | 113.44 |
| 308 | 18 | 714 | 2,059.17 | 171.60 |
| 309 | 5 | 769 | 2,217.79 | 184.82 |
| 310 | 6 | 558 | 1,609.27 | 134.11 |
| 311 | 7 | 472 | 1,361.25 | 113.44 |
| 312 | 8 | 472 | 1,361.25 | 113.44 |
| 313 | 9 | 466 | 1,343.94 | 112.00 |
| 314 | 10 | 487 | 1,404.50 | 117.04 |
| 401 | 25 | 467 | 1,346.83 | 112.24 |
| 402 | 26 | 472 | 1,361.25 | 113.44 |
| 403 | 27 | 472 | 1,361.25 | 113.44 |
| 404 | 28 | 498 | 1,436.23 | 119.69 |
| 405 | 29 | 558 | 1,609.27 | 134.11 |
| 406 | 30 | 472 | 1,361.25 | 113.44 |
| 407 | 31 | 472 | 1,361.25 | 113.44 |
| 408 | 32 | 714 | 2,059.17 | 171.60 |
| 409 | 33 | 472 | 1,361.25 | 113.44 |
| 410 | 34 | 472 | 1,361.25 | 113.44 |
| 411 | 35 | 472 | 1,361.25 | 113.44 |
| 412 | 36 | 472 | 1,361.25 | 113.44 |
| 413 | 37 | 472 | 1,361.25 | 113.44 |
| 414 | 38 | 472 | 1,361.25 | 113.44 |
| 415 | 39 | 472 | 1,361.25 | 113.44 |
| 416 | 19 | 769 | 2,217.79 | 184.82 |
| 417 | 20 | 558 | 1,609.27 | 134.11 |
| 418 | 21 | 472 | 1,361.25 | 113.44 |
| 419 | 22 | 472 | 1,361.25 | 113.44 |
| 420 | 23 | 466 | 1,343.94 | 112.00 |
| 421 | 24 | 487 | 1,404.50 | 117.04 |
| 501 | 46 | 467 | 1,346.83 | 112.24 |
| 502 | 47 | 472 | 1,361.25 | 113.44 |
| 503 | 48 | 472 | 1,361.25 | 113.44 |
| 504 | 49 | 498 | 1,436.23 | 119.69 |
| 505 | 50 | 558 | 1,609.27 | 134.11 |
| 506 | 51 | 472 | 1,361.25 | 113.44 |

CHELSEA TERRACE

| APPROVED ASSESSMENT SCHEDULE | | | | |
|---|------------|------------|------------------------|-------------------|
| for PAINTING, CAULKING AND REAR SLAB WORK COMPLETION | | | | |
| | | | RES. B & E. | 12 Monthly |
| UNIT # | S/L | U/E | One Pmt. | Pmts. |
| 507 | 52 | 472 | 1,361.25 | 113.44 |
| 508 | 53 | 714 | 2,059.17 | 171.60 |
| 509 | 54 | 472 | 1,361.25 | 113.44 |
| 510 | 55 | 472 | 1,361.25 | 113.44 |
| 511 | 56 | 472 | 1,361.25 | 113.44 |
| 512 | 57 | 472 | 1,361.25 | 113.44 |
| 513 | 58 | 472 | 1,361.25 | 113.44 |
| 514 | 59 | 472 | 1,361.25 | 113.44 |
| 515 | 60 | 472 | 1,361.25 | 113.44 |
| 516 | 40 | 769 | 2,217.79 | 184.82 |
| 517 | 41 | 558 | 1,609.27 | 134.11 |
| 518 | 42 | 472 | 1,361.25 | 113.44 |
| 519 | 43 | 472 | 1,361.25 | 113.44 |
| 520 | 44 | 466 | 1,343.94 | 112.00 |
| 521 | 45 | 487 | 1,404.50 | 117.04 |
| 601 | 67 | 467 | 1,346.83 | 112.24 |
| 602 | 68 | 472 | 1,361.25 | 113.44 |
| 603 | 69 | 472 | 1,361.25 | 113.44 |
| 604 | 70 | 498 | 1,436.23 | 119.69 |
| 605 | 71 | 664 | 1,914.97 | 159.58 |
| 606 | 72 | 634 | 1,828.45 | 152.37 |
| 607 | 73 | 472 | 1,361.25 | 113.44 |
| 608 | 74 | 472 | 1,361.25 | 113.44 |
| 609 | 75 | 472 | 1,361.25 | 113.44 |
| 610 | 76 | 472 | 1,361.25 | 113.44 |
| 611 | 61 | 920 | 2,653.27 | 221.11 |
| 612 | 62 | 558 | 1,609.27 | 134.11 |
| 613 | 63 | 472 | 1,361.25 | 113.44 |
| 614 | 64 | 472 | 1,361.25 | 113.44 |
| 615 | 65 | 466 | 1,343.94 | 112.00 |
| 616 | 66 | 487 | 1,404.50 | 117.04 |
| 701 | 83 | 467 | 1,346.83 | 112.24 |
| 702 | 84 | 472 | 1,361.25 | 113.44 |
| 703 | 85 | 472 | 1,361.25 | 113.44 |
| 704 | 86 | 498 | 1,436.23 | 119.69 |
| 705 | 87 | 664 | 1,914.97 | 159.58 |
| 706 | 88 | 634 | 1,828.45 | 152.37 |
| 707 | 89 | 634 | 1,828.45 | 152.37 |
| 708 | 90 | 634 | 1,828.45 | 152.37 |
| 709 | 91 | 472 | 1,361.25 | 113.44 |
| 710 | 77 | 920 | 2,653.27 | 221.11 |
| 711 | 78 | 558 | 1,609.27 | 134.11 |
| 712 | 79 | 472 | 1,361.25 | 113.44 |
| 713 | 80 | 472 | 1,361.25 | 113.44 |

CHELSEA TERRACE

| APPROVED ASSESSMENT SCHEDULE | | | | |
|--|------------|------------|-----------------|-------------------------|
| for PAINTING, CAULKING AND REAR RES. B & E. | | | | - |
| UNIT # | S/L | U/E | One Pmt. | 12 Monthly Pmts. |
| 714 | 81 | 466 | 1,343.94 | 112.00 |
| 715 | 82 | 487 | 1,404.50 | 117.04 |
| 801 | 97 | 592 | 1,707.32 | 142.28 |
| 802 | 98 | 472 | 1,361.25 | 113.44 |
| 803 | 99 | 615 | 1,773.66 | 147.80 |
| 804 | 100 | 664 | 1,914.97 | 159.58 |
| 805 | 101 | 634 | 1,828.45 | 152.37 |
| 806 | 102 | 634 | 1,828.45 | 152.37 |
| 807 | 103 | 634 | 1,828.45 | 152.37 |
| 808 | 104 | 635 | 1,831.34 | 152.61 |
| 809 | 92 | 769 | 2,217.79 | 184.82 |
| 810 | 93 | 558 | 1,609.27 | 134.11 |
| 811 | 94 | 472 | 1,361.25 | 113.44 |
| 812 | 95 | 472 | 1,361.25 | 113.44 |
| 813 | 96 | 605 | 1,744.82 | 145.40 |
| 901 | 109 | 742 | 2,139.92 | 178.33 |
| 902 | 110 | 634 | 1,828.45 | 152.37 |
| 903 | 111 | 634 | 1,828.45 | 152.37 |
| 904 | 112 | 472 | 1,361.25 | 113.44 |
| 905 | 105 | 558 | 1,609.27 | 134.11 |
| 906 | 106 | 472 | 1,361.25 | 113.44 |
| 907 | 107 | 472 | 1,361.25 | 113.44 |
| 908 | 108 | 697 | 2,010.14 | 167.51 |
| | | 60333 | 174,000.00 | 21,750.00 |