

KYLE PROPERTIES LTD.

SUITE 108, 1537 WEST 8th AVENUE, VANCOUVER, B.C. V6J 1T5
TELEPHONE (604) 732-5263 FACSIMILE (604) 732-8858

July 25, 2007

IMPORTANT NOTICE PLEASE FORWARD TO UNIT OWNER

Re: APPOINTMENT OF NEW PROPERTY MANAGEMENT CONTRACTOR

Dear Owners,

We are pleased to announce that **KYLE PROPERTIES LTD.** (KPL) has been chosen by the Strata Council as the new Property Management Contractor effective **August 1, 2007**. We confirm our acceptance of this appointment and look forward to serving you at "Avanti".

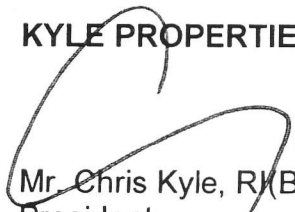
Maintenance fees are due and payable on the first of each month so you may wish to submit a series of post-dated cheques. All post dated cheques held by Crosby Property Management will be sent to KPL. Please make cheques payable to the following:

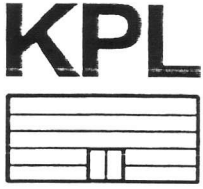
c/o **Kyle Properties Ltd. "in trust" for LMS3853**
#108-1537 West 8th Avenue
Vancouver, B.C. V6J 1T5

In addition, some Owners may be paying their fees by Pre-Authorized Debit Authorization (PAC) which will require completing a form which is attached and returning it to our offices along with a void cheque prior to August 15, 2007 for commencement on September 1, 2007. (Please cancel any previous arrangements with Crosby Management) Please supply the August payment by cheque. Please remember that we do not invoice you every month and it will be up to each Owner to pay their fees on time, or be subject to interest charges and late payment fines as per the Bylaws of LMS3853. Thank you very much for your cooperation and I look forward to meeting you all in the near future.

Yours very truly,

KYLE PROPERTIES LTD.


Mr. Chris Kyle, R(BC)
President



KYLE PROPERTIES LTD.

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IMPORTANT MEMO

TO: ALL OWNERS, STRATA PLAN LMS3853, "AVANTI" July 25, 2007

FROM: CHRIS KYLE, R.I.(BC), PROPERTY MANAGER

RE: CONTACT FOR PROPERTY MANAGEMENT, EMERGENCIES.

To contact the property management offices please find the following communication avenues available to you:

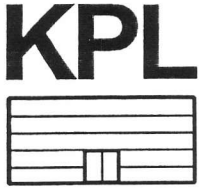
A) Office Telephone: Staffed from 8:00 a.m. to 4:30 p.m. Monday to Friday #604-732-5263. A Telus service allows you to leave messages, service requests etc. 24 hours a day, 365 days a year even when the telephone line is busy. All messages after business hours are checked before 8:00 a.m. the following business day.

B) For those Owners who prefer to communicate in Cantonese please call Helen Kyle direct at #604-729-7877.

C) Office Facsimile: Please send written material for the attention of the Strata Council, drawings of problem areas for investigation by the Property Manager etc. to #604-732-8858. This can be done 24 hours a day, 365 days a year.

D)Email: The email address for Kyle Properties Ltd. is: kyleproperties@shaw.ca Email messages (i.e. to the Strata Council) will be printed out and submitted to the Council for their consideration at the next scheduled meeting. Please do not report emergencies by email.

E) Emergencies: Pager #604-735-1117. This number is only to be used for emergencies such as flood, major building damage etc. Calls made after business hours to this number that do not affect the immediate safety of the common property will result in service charges being levied to the unit.



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MINUTES OF COUNCIL MEETING STRATA PLAN LMS3853 "AVANTI"

HELD: On Monday, September 17, 2007 at 7:00 p.m. in unit #304, 3150 West 4th Avenue, Vancouver, B.C.

PRESENT:	Tim Whiteway	Elected President	#307-3150
	Joe Damiani	Elected Vice-President	#003-3170
	Elizabeth Purkis	Elected Treasurer	#316-3150
	Sandra Stuart	Elected Building Security	#304-3150
	Reid Hepworth	Elected Landscaping	#002-3170
	Margarita Lurye	Elected Privacy Officer	#312-3150
	Mohammad Darwish	Elected Building Envelope	#006-3170

AGENT: Chris Kyle, R.I. (BC) Kyle Properties Ltd.
The meeting was called to order at 7:05 p.m.

MINUTES: The minutes of the previous council meeting of January 30, 2007 were unanimously approved.

FINANCIAL: The financial statements for the months up to and including July 2007 were discussed and approved. The new management prepared a draft statement for the month of August 2007 however are waiting for further information from the previous management prior to finalizing the statement. This is expected shortly.

WORK IN PROGRESS: 1) The Property Manager is to arrange completion of a list of items presented by the Strata Council. The first item is to arrange **pressure washing** of the **parkade floors** to remove accumulated dirt. Please note this work will be completed on **Thursday, September 27, 2007** from 9:00 a.m. to 5:00 p.m. Please ensure to remove your vehicle from the parkade on this day. Secondly the **common area carpets** will be **cleaned** following the parkade cleaning. 2) The **dryer vent terminations** for all units will be **cleaned** out by Michael Smith Duct Cleaning on **October 17th and 18th, 2007** starting at 9:00 a.m. each day. Access to your unit is not required. Please watch out for workers in your area. 3) The Property Manager is to solicit quotations for the annual testing and maintenance of the fire safety system and then arrange this service for late November 24th and 25th 2007. Please watch for further notice on this item as access to your unit is required. 4) The roof areas are to be inspected and all roof gutters cleaned out in late October. Please watch for further notice on this item. Please report roof problems directly to the Property Manager. 5) Leveling of paving stones is to be deferred until next spring following exterior pressurewashing. 6) The laneway garbage enclosure is to be cleaned up so as not to attract Rodents. Please place your recyclables in the main bin until

services are back to normal. 7) The Property Manager is to review all building service contracts with a view to improvement in services and cost savings. 8) The Property Manager is to review the current building Bylaws and report back to Council on any recommended changes.

WORK COMPLETED: 1) The Annual General Meeting of the Strata Corporation was held, a new Strata Council was elected and the proposed 2007 Budget was approved. 2) The new Property Management was hired and funds and Strata Corporation belongings were transferred to the new management. 3) The new management opened two new "trust" accounts for Strata funds at Coast Capital Savings. (i.e. Kyle Properties Ltd. "in trust" for LMS3853) 4) The Property Manager notified all Owners of the change in management. 5) The new management staff toured the property to familiarize themselves with the location of all service rooms etc.. 6) A loose contact on the fire safety system annunciation was found and repaired.

NEW BUSINESS: Council discussed various items including:

A) Council discussed various procedures (such as lien placement) that are common to the management style of Kyle Properties Ltd. and agreed unanimously that these set actions will reduce any confusion and treat all Owners equally. Other items include scheduled maintenance at set times of the year so that proper maintenance of assets and systems is completed economically and to the greatest benefit to all Residents.

B) LANDSCAPING: Council discussed the current satisfaction levels with the landscape contractor and advise that **all rear lawns will be serviced every Thursday** of each week. Please leave your **rear gate open on each Thursday** for access. Council requested a copy of the new Landscape contract for review prior to a tour of the property with the contractor to determine work to be completed or extra work over and above that covered in the contract. Pruning is scheduled for the fall months.

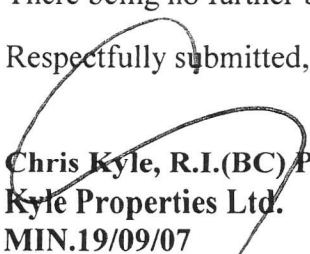
C) GARBAGE REMOVAL: Council remind all Residents that the rear garbage removal is not to be used for large items such as furniture and appliances. Please either drop these items off at the Kent Avenue transfer station or arrange a hauler for removal. Please close the bin and gates after placing your garbage in the facility.

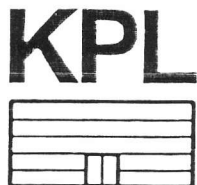
D) PETS: Council remind all Residents that the Bylaws limit each Residence to only one cat or dog per unit.

NEXT MEETING: Scheduled for Monday, November 26, 2007 at 7:00 p.m. in unit #316, 3150 West 4th Avenue.

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,


Chris Kyle, R.I.(BC) Property Manager,
Kyle Properties Ltd.
MIN.19/09/07



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MINUTES OF COUNCIL MEETING STRATA PLAN LMS3853 "AVANTI"

HELD: On Monday, November 26, 2007 at 7:00 p.m. in unit #316, 3150 West 4th Avenue, Vancouver, B.C.

PRESENT:	Tim Whiteway	President	#307-3150
	Joe Damiani	Vice-President	#003-3170
	Elizabeth Purkis	Treasurer	#316-3150
	Reid Hepworth	Landscaping	#002-3170
	Margarita Lurye	Privacy Officer	#312-3150
	Mohammad Darwish	Building Envelope	#006-3170
REGRETS:	Sandra Stuart	Building Security	#304-3150

AGENT: Chris Kyle, R.I. (BC) Kyle Properties Ltd.
The meeting was called to order at 7:05 p.m.

MINUTES: The minutes of the previous council meeting of September 17, 2007 were unanimously approved. The Property Manager noted one error under Work in Progress #3 that the dates of November 24 and 25 should not appear.

FINANCIAL: The financial statements for the months August through October 2007 were discussed and approved. The Treasurer requested the management provide copies of non reoccurring invoices for her record.

WORK IN PROGRESS: 1) The annual roof inspection and semi annual gutter cleaning is to be completed by Mastercraft Roofing Ltd. This work is currently 50% completed. 2) The common area carpets are to be cleaned by Quality Home Care Services. Please watch for workers in your area. This work was delayed by the contractor by several weeks. 3) The damaged vinyl siding on the South side of the property is to be repaired. 4) The annual testing and maintenance of the fire safety system is to be completed by Mountain Fire Ltd. This work will include the annual winterization of the parkade "dry" sprinkler system. 5) The management is to follow up on complaints of cold air being supplied to the common hallways from the east side fresh air make up fan. It was noted by the existing service contractor that an electric duct heater is installed above the gyproc ceiling but is not accessible. The management is to arrange to cut holes in the ceiling to investigate this equipment (and provide a fire resistant access door) and ensure the breakers are powering this heater. The Property Manager noted the existing HVAC service company is contracted to service all mechanical equipment on a quarterly basis. 6) The Property Manager is to arrange snow clearing services from the existing Janitorial Contractor, or if not available, from another supplier.

WORK COMPLETED: 1) The exterior dryer duct terminations for all units were cleaned out by Michael Smith Duct Cleaning Ltd.. 2) The parkade floors were pressure washed to remove seasonal salts and dirt. This work will now be completed each Spring as scheduled. 3) The Property Manager solicited quotations for the required annual servicing and testing of the fire safety system. The Property Manager recommended to Council that the service be completed each year in late Fall and include the winterization of the parkade "dry" sprinkler system to avoid extra charges for this service. The contractor hired for this service is Mountain Fire Ltd.. 4) The Property Manager arranged repair of a broken "fob" reader in a P-1 stairwell. It was noted that three contractors were contracted to complete this repair and the existing system is not supported well. 5) The landscape sprinkler system was drained and winterized for the cold weather season. 6) The elevator service contract was modified to reflect annual payment for service which reduces the cost by one month fees per year. 7) Following heavy rain and high winds the Property Manager investigated a minor water ingress to a top floor unit. Although this is a very sporadic leak, (i.e. no deterioration of the carpet tackless strip) modification to the fireplace exhaust and patio door trim is to be completed in the Spring. 8) The Property Manager solicited quotations for the landscape service agreement for implementation next Spring.

NEW BUSINESS: Council discussed various items including:

A) Council discussed various procedures such as reporting issues. Council request all Owners to report issues directly to the management company and to please ensure your name, unit number and contact numbers are available on your written communication. Please do not approach the Council members directly as they are volunteering their time. The answers to any correspondence will be printed in the minutes of the next scheduled Council meeting.

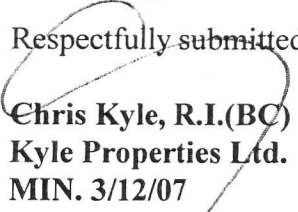
B) EMERGENCY CONTACT FORM: Council remind all Owners that they must complete an emergency contact form. If the management has not received a form from your unit it will be attached to these minutes. Please complete the form and return it to the management at your earliest convenience.

C) Council noted several maintenance items including repair of a courtyard door, removal of junk mail etc. from front entrances, clean up of the garbage bin area and pruning of large trees throughout the property. D) Council remind all Residents to please ensure they close and lock all common area doors each and every time your enter or exit the property. E) Council discussed a written request from an Owner to allow two dogs in the unit for up to six months at a time. Council were sympathetic to the request however voted unanimously that the Bylaws prohibit more than one dog or cat per unit. Council read another request letter from the same Owner requesting permission to install a main floor washroom in her unit. Council noted that the request must include the exact changes required to the exterior of the Strata Lot prior to consideration of any approval.

NEXT MEETING: Scheduled for Thursday, February 7, 2008 at 7:00 p.m. in unit #312, 3150 West 4th Avenue.

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,


Chris Kyle, R.I.(BC) Property Manager,
Kyle Properties Ltd.
MIN. 3/12/07