

**BCS 2176 THE BENTLEY  
ANNUAL GENERAL MEETING MINUTES  
APRIL 21, 2021**

**LOCATION: The Bentley**

**OWNERS SUBMITTED PROXY VOTES**

**STRATA COUNCIL 2021/2022**

**PRESIDENT : DOUG B.**

**VICE PRESIDENT : EVE K.**

**TREASURER : DOUG M.**

**COUNCIL**

**Janice W, Gord M, Lillian Z**

**STRATA MANAGER:**

Don Cook; E-Mail: don@crpm.ca

**CROSSROADS MANAGEMENT LTD.**

**1001, 7445 132<sup>ND</sup> STREET,**

**SURREY, B.C. V3W 1J8**

Phone: (778) 578-4445

Fax: (778) 578-4447

**EMERGENCY CONTACT**

**24 HOUR SERVICE**

**(778) 578-4445**

**REGISTRATION / CERTIFICATION OF PROXY**

At registration, 4 Council members were represented in person. The Council President noted that he had Proxies for 63 owners that had indicated their Voting preferences by Proxy, for a total of 67.

**ALL OWNERS WERE NOTIFIED IN THE AGM Notice that this year's meeting was to be by Directed Proxy only. For everyone's safety, and adhering to the COVID crisis protocols for distancing, the owners did not physically attend.**

The owners were provided with a Proxy Form in their AGM Notice that included all 3 major voting items on the Agenda. By checking their Voting choices, yes or no on the Proxy ballots, everyone had an opportunity to participate in the Voting process. Completed proxies were to be sent to the Crossroads office by mail, fax, email or by slipping their completed Proxy under the caretaker's door where they were collected by the Strata Manager.

**CALL TO ORDER:**

The meeting was called to order at 6 p.m.

**ELECT A CHAIR:**

As allowed by *the Strata Property Act of British Columbia*, the Strata Manager may Chair the meeting.

It was **MOVED/SECONDED** to have Mr. Don Cook, the Strata Manager, Chair the meeting. **MOTION CARRIED UNANIMOUSLY**

**DETERMINATION OF QUORUM**

At the time the meeting was called to order, 4 owners were present in person and 63 by proxy. The Quorum is 46, or 1/3 of the total number of owners. As that number was reached, the meeting had a quorum and proceeded.

**PROOF OF NOTICE OF MEETING:**

The Strata Manager stated that the AGM Notice had been mailed to all owners from the Crossroads Management Office on March 26, 2021. This mailing complied with the Notice requirements of the Strata Act. The Notice was also posted on the Strata website.

**APPROVE MINUTES OF PREVIOUS AGM:**

It was **MOVED/SECONDED** to approve the minutes of the Annual General Meeting held on April 22, 2020.

It was **MOVED/SECONDED** and the results were (67) IN FAVOR. **MOTION CARRIED**

## **REPORT ON INSURANCE:**

The Strata Corporation Insurance Certificate was distributed with the Notice of the AGM. This certificate should be retained, as it may be required for renewing/purchasing condo insurance. (See certificate attached).

Owners are reminded that they should have personal content insurance. When they renew their policy, they should definitely provide their insurers the Bentley's policy and ensure that their deductible amounts match those of the Strata's policy, particularly the \$25,000 water claim deductible. They should also make sure that any upgrades made to their unit are properly insured.

Owner's should also discuss Earthquake Insurance with their insurance broker to ensure that they are protected against a potential Strata Policy 15% deductible assessment, calculated by unit entitlement for each unit, should the Bentley be damaged or destroyed by an earthquake. (See table)

## **RESOLUTION "A" MAJORITY VOTE – CAPITAL PROJECTS**

### **PREAMBLE**

Necessary capital projects for the next fiscal year or for later years have been identified and five Capital Projects Funds to cover these projects have been included in this year's Budget. As operating funds are collected through strata fees each month, monthly contributions are transferred into these respective Capital Projects funds appearing on the Strata Corporation Balance Sheet. This process has the advantage of better controlling and tracking fund expenditures and making the ownership aware of the capital projects that are being contemplated.

This year, Resolution "A" is being presented to ask the owners to approve the transfer and or spending of a total of \$100,000 for five Capital Projects as listed below:

- \$20,000 for required plumbing and plumbing access upgrades and replacements that have been identified
- \$15,000 for replacement of failed windows
- \$20,000 to add to the fund created in 2019 for repairs to the parking garage membrane
- \$25,000 to add to the fund created in 2019 for re-carpeting hallways
- \$20,000 to add to the fund created in 2019 for the replacement of the building entry control system which is nearing the end of its life

### **RESOLUTION "A" – MAJORITY VOTE - CAPITAL PROJECTS**

**WHEREAS** the Strata Corporation proposes to spend or set aside \$100,000 from the Proposed Budget Operating Account to Capital Reserve Funds for the above referenced capital projects in 2021-2022. Once projects are completed, any excess funds shall remain in these designated funds, to be used for projects in the following year(s).

**BE IT THEREFORE RESOLVED**, by a Majority Vote of the Owners, Strata Plan BCS 2176 (the “Strata Corporation”), at this General Meeting by Proxy held April 21, 2021, to authorize the spending or to set aside \$100,000 from the Proposed Budget for the above-referenced five capital projects identified as necessary in the 2021-2022 or closely following fiscal years. Once projects are completed, any excess funds shall remain in these designated funds, to be used for projects in the following year(s).

The Council President noted that he had 63 Proxy Votes. The total Voting results were: (66) APPROVED, (1) OPPOSED, (0) ABSTAINING – **CARRIED MOTION CARRIED**

### **PROPOSED BUDGET 2021-2022**

The continued support by the owners for budget funding, as being proposed, sustains the proactive, ongoing maintenance that is being performed so that the replacement time line for major building restoration projects is pushed out into the future. If the owners continue to support a budget, like that proposed at this year’s AGM, future levies and major maintenance costs will be minimized.

It was **MOVED/SECONDED** to Vote on the proposed 2021-2022 Operating Budget. Approval required by a Majority Vote of approval, not a ¾ Vote approval. The Council President noted that he had 63 Proxy Votes and were all in favor. The total Voting results were: (67) APPROVED, (0) OPPOSED, (0) ABSTAINING – **CARRIED**

**\*\*Please Note\*\***: The **APPROVED** budget does not include a strata fee increase. See the **APPROVED OPERATING BUDGET** and the **STRATA FEE PAYMENT SCHEDULE** attached.

### **ELECTION OF COUNCIL**

The Strata Manager then noted that it was the obligation of the Ownership represented in person and by Proxy to elect 2 Council members. It was explained that, in accordance with the Bylaws, Council members are elected to a 2 year term. This year, there are 2 Council members ending their second term, seeking re-election. The other 4 Council members, being elected last year, will be completing their second year on Council.

The following Owners nominated to the Strata Council, were indicated on the Proxy Voting form are as follows:

Eve K. and Lillian Z.

There being no further nominations, it was **MOVED AND SECONDED** to close nominations. **MOTION CARRIED.**

The Council President noted that he had 63 Proxy Votes. The total Voting results were: (66) APPROVED, (1) OPPOSED, (0) ABSTAINING – **CARRIED MOTION CARRIED**

### **TERMINATION OF MEETING**

It was **MOVED/SECONDED** to terminate the meeting. **CARRIED.**

The meeting was terminated at 6:27 PM.

Respectfully submitted on behalf of the Strata Council  
Don Cook  
Senior Strata Manager, Crossroads Management Ltd.

# BCS 2176 The Bentley

## APPROVED OPERATING BUDGET

for the period from March 1, 2021 to February 28, 2022

### INCOME

Strata Fees	\$	600,000
Interest Income		500
Key Income		1,000
Miscellaneous		500
Move In/Out Fees		2,000
<b>TOTAL INCOME</b>	<b>\$</b>	<b>604,000</b>

### OPERATING EXPENSES

Repairs and Maintenance	\$	86,000
Landscape Maintenance		22,942
Elevator Maintenance		36,000
Fire Equipment Maintenance		12,000
Cleaning and Janitorial		65,000
Alarm Monitoring		2,000
Recreation Facilities		9,000
Electricity		39,000
Garbage and Recycling		28,000
Gas		35,000
Telephone & Internet		1,500
Insurance		102,953
Management Fees		41,605
Miscellaneous		3,000
<b>TOTAL OPERATING EXPENSES</b>	<b>\$</b>	<b>484,000</b>

### CONTINGENCY RESERVE EXPENSES

Non-Segregated Reserves	\$	20,000
Capital Projects		35,000
Parkade Membrane Reserve Fund		20,000
Recarpeting Reserve Fund		25,000
Security System Reserve Fund		20,000
<b>TOTAL CRF EXPENSES</b>	<b>\$</b>	<b>120,000</b>

<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>604,000</b>
-----------------------	-----------	----------------

# BCS 2176 The Bentley

## Approved Strata Fee Schedule

for the period from March 1, 2021 to February 28, 2022

(No increase from 2020-21)

Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment	Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment
1	101	117	\$330.00	\$82.50	<b>\$412.49</b>	36	606	117	\$330.00	\$82.50	<b>\$412.49</b>
2	102	87	\$245.38	\$61.35	<b>\$306.73</b>	37	607	90	\$253.84	\$63.46	<b>\$317.30</b>
3	201	99	\$279.23	\$69.81	<b>\$349.03</b>	38	701	102	\$287.69	\$71.92	<b>\$359.61</b>
4	202	84	\$236.92	\$59.23	<b>\$296.15</b>	39	702	84	\$236.92	\$59.23	<b>\$296.15</b>
5	203	99	\$279.23	\$69.81	<b>\$349.03</b>	40	703	102	\$287.69	\$71.92	<b>\$359.61</b>
6	204	89	\$251.02	\$62.76	<b>\$313.78</b>	41	704	89	\$251.02	\$62.76	<b>\$313.78</b>
7	205	117	\$330.00	\$82.50	<b>\$412.49</b>	42	705	117	\$330.00	\$82.50	<b>\$412.49</b>
8	206	117	\$330.00	\$82.50	<b>\$412.49</b>	43	706	117	\$330.00	\$82.50	<b>\$412.49</b>
9	207	90	\$253.84	\$63.46	<b>\$317.30</b>	44	707	90	\$253.84	\$63.46	<b>\$317.30</b>
10	301	99	\$279.23	\$69.81	<b>\$349.03</b>	45	801	102	\$287.69	\$71.92	<b>\$359.61</b>
11	302	84	\$236.92	\$59.23	<b>\$296.15</b>	46	802	84	\$236.92	\$59.23	<b>\$296.15</b>
12	303	99	\$279.23	\$69.81	<b>\$349.03</b>	47	803	102	\$287.69	\$71.92	<b>\$359.61</b>
13	304	89	\$251.02	\$62.76	<b>\$313.78</b>	48	804	89	\$251.02	\$62.76	<b>\$313.78</b>
14	305	117	\$330.00	\$82.50	<b>\$412.49</b>	49	805	117	\$330.00	\$82.50	<b>\$412.49</b>
15	306	117	\$330.00	\$82.50	<b>\$412.49</b>	50	806	117	\$330.00	\$82.50	<b>\$412.49</b>
16	307	90	\$253.84	\$63.46	<b>\$317.30</b>	51	807	90	\$253.84	\$63.46	<b>\$317.30</b>
17	401	99	\$279.23	\$69.81	<b>\$349.03</b>	52	901	102	\$287.69	\$71.92	<b>\$359.61</b>
18	402	84	\$236.92	\$59.23	<b>\$296.15</b>	53	902	84	\$236.92	\$59.23	<b>\$296.15</b>
19	403	99	\$279.23	\$69.81	<b>\$349.03</b>	54	903	102	\$287.69	\$71.92	<b>\$359.61</b>
20	404	89	\$251.02	\$62.76	<b>\$313.78</b>	55	904	89	\$251.02	\$62.76	<b>\$313.78</b>
21	405	117	\$330.00	\$82.50	<b>\$412.49</b>	56	905	117	\$330.00	\$82.50	<b>\$412.49</b>
22	406	117	\$330.00	\$82.50	<b>\$412.49</b>	57	906	117	\$330.00	\$82.50	<b>\$412.49</b>
23	407	90	\$253.84	\$63.46	<b>\$317.30</b>	58	907	90	\$253.84	\$63.46	<b>\$317.30</b>
24	501	99	\$279.23	\$69.81	<b>\$349.03</b>	59	1001	102	\$287.69	\$71.92	<b>\$359.61</b>
25	502	84	\$236.92	\$59.23	<b>\$296.15</b>	60	1002	84	\$236.92	\$59.23	<b>\$296.15</b>
26	503	99	\$279.23	\$69.81	<b>\$349.03</b>	61	1003	102	\$287.69	\$71.92	<b>\$359.61</b>
27	504	89	\$251.02	\$62.76	<b>\$313.78</b>	62	1004	89	\$251.02	\$62.76	<b>\$313.78</b>
28	505	117	\$330.00	\$82.50	<b>\$412.49</b>	63	1005	117	\$330.00	\$82.50	<b>\$412.49</b>
29	506	117	\$330.00	\$82.50	<b>\$412.49</b>	64	1006	117	\$330.00	\$82.50	<b>\$412.49</b>
30	507	90	\$253.84	\$63.46	<b>\$317.30</b>	65	1007	90	\$253.84	\$63.46	<b>\$317.30</b>
31	601	102	\$287.69	\$71.92	<b>\$359.61</b>	66	1101	102	\$287.69	\$71.92	<b>\$359.61</b>
32	602	84	\$236.92	\$59.23	<b>\$296.15</b>	67	1102	84	\$236.92	\$59.23	<b>\$296.15</b>
33	603	102	\$287.69	\$71.92	<b>\$359.61</b>	68	1103	102	\$287.69	\$71.92	<b>\$359.61</b>
34	604	89	\$251.02	\$62.76	<b>\$313.78</b>	69	1104	89	\$251.02	\$62.76	<b>\$313.78</b>
35	605	117	\$330.00	\$82.50	<b>\$412.49</b>	70	1105	117	\$330.00	\$82.50	<b>\$412.49</b>

# BCS 2176 The Bentley

## Approved Strata Fee Schedule

for the period from March 1, 2021 to February 28, 2022  
(No increase from 2020-21)

Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment	Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment
71	1106	117	\$330.00	\$82.50	\$412.49	106	1606	117	\$330.00	\$82.50	\$412.49
72	1107	90	\$253.84	\$63.46	\$317.30	107	1607	90	\$253.84	\$63.46	\$317.30
73	1201	102	\$287.69	\$71.92	\$359.61	108	1701	102	\$287.69	\$71.92	\$359.61
74	1202	84	\$236.92	\$59.23	\$296.15	109	1702	84	\$236.92	\$59.23	\$296.15
75	1203	102	\$287.69	\$71.92	\$359.61	110	1703	102	\$287.69	\$71.92	\$359.61
76	1204	89	\$251.02	\$62.76	\$313.78	111	1704	89	\$251.02	\$62.76	\$313.78
77	1205	117	\$330.00	\$82.50	\$412.49	112	1705	117	\$330.00	\$82.50	\$412.49
78	1206	117	\$330.00	\$82.50	\$412.49	113	1706	117	\$330.00	\$82.50	\$412.49
79	1207	90	\$253.84	\$63.46	\$317.30	114	1707	90	\$253.84	\$63.46	\$317.30
80	1301	102	\$287.69	\$71.92	\$359.61	115	1801	102	\$287.69	\$71.92	\$359.61
81	1302	84	\$236.92	\$59.23	\$296.15	116	1802	84	\$236.92	\$59.23	\$296.15
82	1303	102	\$287.69	\$71.92	\$359.61	117	1803	102	\$287.69	\$71.92	\$359.61
83	1304	89	\$251.02	\$62.76	\$313.78	118	1804	89	\$251.02	\$62.76	\$313.78
84	1305	117	\$330.00	\$82.50	\$412.49	119	1805	117	\$330.00	\$82.50	\$412.49
85	1306	117	\$330.00	\$82.50	\$412.49	120	1806	117	\$330.00	\$82.50	\$412.49
86	1307	90	\$253.84	\$63.46	\$317.30	121	1807	90	\$253.84	\$63.46	\$317.30
87	1401	102	\$287.69	\$71.92	\$359.61	122	1901	102	\$287.69	\$71.92	\$359.61
88	1402	84	\$236.92	\$59.23	\$296.15	123	1902	84	\$236.92	\$59.23	\$296.15
89	1403	102	\$287.69	\$71.92	\$359.61	124	1903	102	\$287.69	\$71.92	\$359.61
90	1404	89	\$251.02	\$62.76	\$313.78	125	1904	89	\$251.02	\$62.76	\$313.78
91	1405	117	\$330.00	\$82.50	\$412.49	126	1905	117	\$330.00	\$82.50	\$412.49
92	1406	117	\$330.00	\$82.50	\$412.49	127	1906	117	\$330.00	\$82.50	\$412.49
93	1407	90	\$253.84	\$63.46	\$317.30	128	1907	90	\$253.84	\$63.46	\$317.30
94	1501	102	\$287.69	\$71.92	\$359.61	129	2003	144	\$406.15	\$101.54	\$507.69
95	1502	84	\$236.92	\$59.23	\$296.15	130	2001	145	\$408.97	\$102.24	\$511.21
96	1503	102	\$287.69	\$71.92	\$359.61	131	2002	173	\$487.94	\$121.99	\$609.93
97	1504	89	\$251.02	\$62.76	\$313.78	132	2103	144	\$406.15	\$101.54	\$507.69
98	1505	117	\$330.00	\$82.50	\$412.49	133	2101	144	\$406.15	\$101.54	\$507.69
99	1506	117	\$330.00	\$82.50	\$412.49	134	2102	173	\$487.94	\$121.99	\$609.93
100	1507	90	\$253.84	\$63.46	\$317.30	135	2203	144	\$406.15	\$101.54	\$507.69
101	1601	102	\$287.69	\$71.92	\$359.61	136	2201	144	\$406.15	\$101.54	\$507.69
102	1602	84	\$236.92	\$59.23	\$296.15	137	2202	173	\$487.94	\$121.99	\$609.93
103	1603	102	\$287.69	\$71.92	\$359.61						
104	1604	89	\$251.02	\$62.76	\$313.78						
105	1605	117	\$330.00	\$82.50	\$412.49						
						U/E Total:	<u>14182</u>				
						Monthly Totals:	<u>\$40,000.00</u>	<u>\$10,000.00</u>	<u>\$50,000.00</u>		
						Yearly Totals:	<u>\$480,000.00</u>	<u>\$120,000.00</u>	<u>\$600,000.00</u>		

## INSURANCE CONFIRMATION

**Named Insured:** The Owners of Strata Plan BCS 2176

**Mailing Address:** Unit 1001-7445 132 Street, Surrey BC V3W 1J8

**Effective:** March 1, 2021  
(12:01 a.m. Standard time at the location of the Insured Premises)

**Expiring:** March 1, 2022  
or until receipt of policy documents

**Description of Operations:** Residential Condominium

**Description of Limits & Coverages:**

**Property:** **295 Guildford Way Port Moody, BC V3H 5N3**  
 \$53,000,000 Building – Broad Form Replacement Cost 90% Co-Insurance  
 Deductibles: \$10,000 except Earthquake 15% Min \$100,000, Flood \$25,000 and  
 Sewer Backup/Water Damage \$25,000

**Equipment Breakdown:**  
 \$53,000,000 Equipment Breakdown Coverage Standard Comprehensive

**Crime:**  
 \$10,000 Employee Dishonesty - \$500 deductible  
 \$10,000 Theft, Robbery or Burglary - \$500 deductible  
 \$10,000 Fraud – limit per coverage - \$500 deductible

**Commercial General Liability:**  
 \$5,000,000 Bodily Injury and Property Damage Liability - Each Occurrence  
 \$5,000,000 Liability for Abuse - Aggregate  
 \$5,000,000 Products-Completed Operations - Aggregate  
 \$5,000,000 Personal Injury and Advertising Injury Liability - Per Person or Organization  
 \$500,000 Tenants' Legal Liability - Any One Premises  
 \$5,000,000 Standard Non-Owned Automobile Liability Policy  
 \$5,000,000 Third Party Liability

**Directors & Officers:**  
 \$5,000,000 Condominium Directors and Officers Liability

**Legal Expense:**  
 \$250,000 Legal Expense – Per Occurrence  
 \$1,000,000 Legal Expense - Aggregate

**Volunteer Accident:**  
 \$250,000 Accidental Death & Dismemberment (AD&D)  
 \$250,000 Permanent & Total Disability (PTD)  
 \$500/week Weekly Accident Indemnity - Maximum Benefit Period of 52 weeks

**Insurers:**

Intact Insurance Company – 40% Property / 100% CGL/D&O/Crime / 100% B&M  
Wawanesa Mutual Insurance Company – 35% Property  
Wynward Insurance Group – 25% Property  
Can-Sure Underwriting Ltd. – 100% Legal Expense  
Chubb Life Insurance Company of Canada – 100% AD&D

**Special Conditions / Exclusions & Endorsements:**

- Vandalism and Malicious Acts Exclusion - Damage by Occupants
- Illegal Substances Activity Exclusion Endorsement
- Declaration of Emergency Endorsement
- Data Exclusion Endorsement
- Terrorism Exclusion
- Fungi and Fungal Derivatives Exclusion
- Legal Guard Information Service As Per Form
- Virus and Bacteria Exclusion Endorsement
- General Deductible
- Sixty Days Notice of Cancellation/Termination
- Commercial Policy Conditions and Statutory Conditions

**Policy #**

TBA

This insurance confirmation is subject to all the terms and conditions of the policy or policies to be issued.

E & O E



**Date:** February 26, 2021

**Authorized Representative**

**THIS POLICY CONTAINS A CLAUSE OR CLAUSES WHICH MAY LIMIT THE AMOUNT PAYABLE**

# BCS 2176 THE BENTLEY

## SAMPLE EARTHQUAKE DEDUCTABLE ASSESSMENT

INSURED VALUE \$54,060,000

STRATA POLICY HAS A 15% DEDUCTABLE

<b>Strata Lot</b>	<b>Unit No.</b>	<b>U/E</b>	<b>Payment Due</b>	<b>Strata Lot</b>	<b>Unit No.</b>	<b>U/E</b>	<b>Payment Due</b>
1	101	117	\$66,898.39	36	606	117	\$66,898.39
2	102	87	\$49,744.96	37	607	90	\$51,460.30
3	201	99	\$56,606.33	38	701	102	\$58,321.68
4	202	84	\$48,029.62	39	702	84	\$48,029.62
5	203	99	\$56,606.33	40	703	102	\$58,321.68
6	204	89	\$50,888.52	41	704	89	\$50,888.52
7	205	117	\$66,898.39	42	705	117	\$66,898.39
8	206	117	\$66,898.39	43	706	117	\$66,898.39
9	207	90	\$51,460.30	44	707	90	\$51,460.30
10	301	99	\$56,606.33	45	801	102	\$58,321.68
11	302	84	\$48,029.62	46	802	84	\$48,029.62
12	303	99	\$56,606.33	47	803	102	\$58,321.68
13	304	89	\$50,888.52	48	804	89	\$50,888.52
14	305	117	\$66,898.39	49	805	117	\$66,898.39
15	306	117	\$66,898.39	50	806	117	\$66,898.39
16	307	90	\$51,460.30	51	807	90	\$51,460.30
17	401	99	\$56,606.33	52	901	102	\$58,321.68
18	402	84	\$48,029.62	53	902	84	\$48,029.62
19	403	99	\$56,606.33	54	903	102	\$58,321.68
20	404	89	\$50,888.52	55	904	89	\$50,888.52
21	405	117	\$66,898.39	56	905	117	\$66,898.39
22	406	117	\$66,898.39	57	906	117	\$66,898.39
23	407	90	\$51,460.30	58	907	90	\$51,460.30
24	501	99	\$56,606.33	59	1001	102	\$58,321.68
25	502	84	\$48,029.62	60	1002	84	\$48,029.62
26	503	99	\$56,606.33	61	1003	102	\$58,321.68
27	504	89	\$50,888.52	62	1004	89	\$50,888.52
28	505	117	\$66,898.39	63	1005	117	\$66,898.39
29	506	117	\$66,898.39	64	1006	117	\$66,898.39
30	507	90	\$51,460.30	65	1007	90	\$51,460.30
31	601	102	\$58,321.68	66	1101	102	\$58,321.68
32	602	84	\$48,029.62	67	1102	84	\$48,029.62
33	603	102	\$58,321.68	68	1103	102	\$58,321.68
34	604	89	\$50,888.52	69	1104	89	\$50,888.52
35	605	117	\$66,898.39	70	1105	117	\$66,898.39

# BCS 2176 THE BENTLEY

## SAMPLE EARTHQUAKE DEDUCTABLE ASSESSMENT

INSURED VALUE \$54,060,000

STRATA POLICY HAS A 15% DEDUCTABLE

Strata Lot	Unit No.	U/E	Payment Due	Strata Lot	Unit No.	U/E	Payment Due
71	1106	117	\$66,898.39	106	1606	117	\$66,898.39
72	1107	90	\$51,460.30	107	1607	90	\$51,460.30
73	1201	102	\$58,321.68	108	1701	102	\$58,321.68
74	1202	84	\$48,029.62	109	1702	84	\$48,029.62
75	1203	102	\$58,321.68	110	1703	102	\$58,321.68
76	1204	89	\$50,888.52	111	1704	89	\$50,888.52
77	1205	117	\$66,898.39	112	1705	117	\$66,898.39
78	1206	117	\$66,898.39	113	1706	117	\$66,898.39
79	1207	90	\$51,460.30	114	1707	90	\$51,460.30
80	1301	102	\$58,321.68	115	1801	102	\$58,321.68
81	1302	84	\$48,029.62	116	1802	84	\$48,029.62
82	1303	102	\$58,321.68	117	1803	102	\$58,321.68
83	1304	89	\$50,888.52	118	1804	89	\$50,888.52
84	1305	117	\$66,898.39	119	1805	117	\$66,898.39
85	1306	117	\$66,898.39	120	1806	117	\$66,898.39
86	1307	90	\$51,460.30	121	1807	90	\$51,460.30
87	1401	102	\$58,321.68	122	1901	102	\$58,321.68
88	1402	84	\$48,029.62	123	1902	84	\$48,029.62
89	1403	102	\$58,321.68	124	1903	102	\$58,321.68
90	1404	89	\$50,888.52	125	1904	89	\$50,888.52
91	1405	117	\$66,898.39	126	1905	117	\$66,898.39
92	1406	117	\$66,898.39	127	1906	117	\$66,898.39
93	1407	90	\$51,460.30	128	1907	90	\$51,460.30
94	1501	102	\$58,321.68	129	2003	144	\$82,336.48
95	1502	84	\$48,029.62	130	2001	145	\$82,908.26
96	1503	102	\$58,321.68	131	2002	173	\$98,918.14
97	1504	89	\$50,888.52	132	2103	144	\$82,336.48
98	1505	117	\$66,898.39	133	2101	144	\$82,336.48
99	1506	117	\$66,898.39	134	2102	173	\$98,918.14
100	1507	90	\$51,460.30	135	2203	144	\$82,336.48
101	1601	102	\$58,321.68	136	2201	144	\$82,336.48
102	1602	84	\$48,029.62	137	2202	173	\$98,918.14
103	1603	102	\$58,321.68				
104	1604	89	\$50,888.52				
105	1605	117	\$66,898.39				
				U/E Total:		<u>14182</u>	
				<b>Total Deductable:</b>			<u><u>\$8,109,000.00</u></u>