



# ASCENT

REAL ESTATE MANAGEMENT CORPORATION

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June 16, 2008

LMS 4456  
All Owners  
"One Wall Centre"  
938 Nelson Street  
Vancouver, BC

Dear Owners:

**RE: JULY 8, 2008  
SPECIAL GENERAL MEETING**

Please find attached a copy of a Notice of Call for a Special General Meeting scheduled to be held on July 8, 2008 at 9:30 a.m.

**OWNERS ARE NOT REQUIRED TO ATTEND:** As many owners live out of town or may prefer not to attend the meeting, due to scheduling. A meeting using proxies for the majority of owners has been arranged. Council will meet, tally the proxies, and provide results via S.G.M. minutes.

You are requested to complete the enclosed proxy and ballot noting your vote in the appropriate box. Please fax or email your proxy and ballot to the concierge desk. It is important that as many owners as possible provide completed ballots.

Should you have any further questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

Ascent Real Estate Management Corporation  
Managing Agent  
On Behalf of Owners Strata Plan LMS 4456

R.S. (Rick) Dickson  
Strata Agent

RSD/mc



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**NOTICE  
O F  
MEETING**

**TAKE NOTICE THAT THE SPECIAL GENERAL MEETING  
OF STRATA PLAN LMS 4456  
LOCATED AT 938 NELSON STREET, VANCOUVER  
WILL BE HELD:**

**DATE:** Tuesday, July 8, 2008

**TIME:** 9:30 a.m. Registration starts at 9:15 a.m.

**PLACE:** COLUMBIA ROOM (4<sup>TH</sup> FLOOR SOUTH TOWER)

An agenda for the meeting is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

Owners may not be able to vote if all strata fees, fines or other charges owing to the Strata Corporation are not paid. Cheques will not be accepted at the meeting unless certified. If you are uncertain of the status of your account please call 431-1800 between 8:30 a.m. and 4:30 p.m.

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**AGENDA**

1. Registration
2. Call to Order
3. Certify Proxies
4. Quorum Report
5. Elect Person to Chair Meeting
6. Proof of Notice
7. Approve Agenda
8. Approve Minutes
9. Resolutions
10. Adjournment

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**PROXY APPOINTMENT**

*(Section 56)*

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Re: Strata Lot \_\_\_\_\_ of Strata Plan \_\_\_\_\_

I/We, \_\_\_\_\_, the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy at the annual or special general meeting to be held on July 8, 2008.

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee

**VOTING BALLOT**

I, the undersigned Owner of Strata Corporation LMS 4456, hereby direct the managing agent to register my vote for the below agenda items in the following manner.

**¾ VOTE RESOLUTION #1 – HDTV SATELLITE UPGRADE**

☐ In Favour      ☐ Opposed      ☐ Abstain

**¾ VOTE RESOLUTION #2 – P4 & P5 AUTOMATIC DOOR OPENERS**

☐ In Favour      ☐ Opposed      ☐ Abstain

The undersigned acknowledges receipt of the information circular for the meeting and hereby revokes any proxy previously given. This voting proxy also alleviates the need for anyone to appear in person.

Date \_\_\_\_\_ Strata Lot \_\_\_\_\_ Address \_\_\_\_\_

Owner's Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_

Voting card must be returned to the concierge desk on or before July 7, 2008.



**STRATA PLAN LMS 4456  
"ONE WALL CENTRE"**

**SPECIAL GENERAL MEETING**

**RESOLUTIONS**

**3/4 VOTE RESOLUTION #1 – "HDTV SATELLITE UPGRADE"**

**Whereas**, the strata corporation currently provides Bell ExpressView infrastructure system to strata lot units, and

**Whereas**, the existing system could be upgraded to high definition (HDTV),

**"Therefore, be it resolved** the owners of Strata Plan LMS 4456 authorize the strata corporation to spend up to \$7,500.00 from the contingency reserve fund to upgrade the existing Bell ExpressView system."

**3/4 VOTE RESOLUTION #2 – "P4 & P5 AUTOMATIC DOOR OPENERS"**

**Whereas**, access to P4 and P5 lobbies and parking areas would be facilitated by the installation of automatic door openers, and

**Whereas**, an attached letter supporting the installation of automatic door openers has been submitted by council member, Havana Ulrich,

**"Therefore, be it resolved** the owners of Strata Plan LMS 4456 authorize the strata corporation to spend up to \$20,000 from the contingency reserve fund for the installation of automatic door openers on P4 and P5 lobby doors."

Dear Owners  
One Wall Centre;

As a resident and member of the One Wall Centre Strata Council, I would like to propose an improvement to the building. This improvement is the retrofitting of the P4 and P5 elevator lobby doors in order to make them fully automatic. This job would enable residents to push a button and have the doors open automatically.

Since our front doors to the building are on Nelson Street, most residents park in the underground to access the building. I believe that this job would improve accessibility to all, including those who are in wheelchairs, have children and baby strollers, those with heavy parcels and groceries, and the elderly or injured. I am sure everyone can remember a time when entering through the underground doors carrying parcels and having great difficulty singlehandedly trying to make their way through the double sets of doors. Electric doors would enrich the every day living situation here in our building, and take us into the realm of everyday luxury and convenience as other luxury buildings in Vancouver have done such as One Harbour Green, Shaw Tower, The Kingswood, and Shangri-La.

Furthermore, I am proposing that this job would be paid for by funds in the strata's contingency fund, in order to keep our strata fees from raising. This improvement adds to the continuation of revamping our building.

An Special General Meeting will be held on Tuesday July 8th, and owners are encouraged to vote for this improvement by proxy (mail in ballot) or in person. Proxies should be mailed and returned to the strata council before the SGM.

If you have any questions or concerns regarding the specifics of the job, please do not hesitate to contact me.

Thank you for your time.

Sincerely,

Havana Ulrich  
One Wall Centre Strata Council Member  
Tel: 604 551 2676