

Our File No. F07-043
December 17, 2007

Facilitech Property Management Ltd.
1110 Howe Street
Vancouver, B.C. V6Z 1R2
(Email: bob@facilitech.ca)

Attention: Mr. Bob Adams

Dear Sir:

**Re: The Electra – Strata Plan LMS 1866
989 Nelson Street, Vancouver, B.C.
Tile Remediation Contract #1
– Draw Request No. 2**

We have received Invoice No. 417212 from Proactive Building Maintenance Ltd., dated December 12, 2007, representing the second draw for the above-noted project. The draw request represents work completed from December 3, 2007 to December 12, 2007.

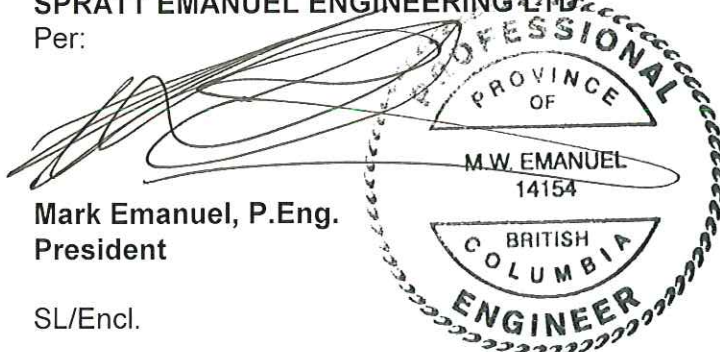
The draw request has been adjusted for a 10% lien holdback, for a net amount of \$20,674.09. As of December 12, 2007, we feel that this is a reasonable representation of the work currently in place. We estimate that the currently authorized repair program is approximately 70% complete.

We recommend prompt payment to Proactive Building Maintenance Ltd. in the full amount of \$20,674.09

Yours truly,

SPRATT EMANUEL ENGINEERING LTD.

Per:



**Mark Emanuel, P.Eng.
President**

The stamp is a circular seal for the Province of British Columbia. It contains the text: "PROFESSIONAL", "PROVINCE OF", "M.W. EMANUEL", "14154", "BRITISH COLUMBIA", and "ENGINEER".

SL/Encl.

cc: Darrin Pezer, Proactive (proactive@vancouverbc.net)

Spratt Emanuel Engineering Ltd.

CERTIFICATE FOR PAYMENT

Consultant: Spratt Emanuel Engineering Ltd. **Certificate No.:** 02
Owner: Strata Plan LMS 1866 **Period Covered:** December 3 to December 12, 2007
Contractor: Proactive Building Maintenance Ltd.
Project: The Electra – 989 Nelson Street, **Our File No.:** F07-043
Vancouver, B.C.
Work: Tile Remediation Contract #1

RECORD OF CONTRACT VALUES

	Previously Paid	Current Month	Total To Date	Amount Outstanding
Value of Work	\$20,000.00	\$21,670.95	\$41,670.95	\$21,670.95
Lien Holdback (10%)	\$2,000.00	\$2,167.10	\$4,167.10	\$2,167.10
Subtotal	\$18,000.00	\$19,503.86	\$37,503.86	\$19,503.86
GST (6%)	\$1,080.00	\$1,170.23	\$2,250.23	\$1,170.23
PAYABLE	\$19,080.00	\$20,674.09	\$39,754.09	\$20,674.09

THIS CERTIFICATE FOR PAYMENT

Value of Work Performed and Products on Site (excl. GST) :	\$21,670.95
Total Lien Holdback Retained at 10% (excl. GST) :	\$2,167.10
SUBTOTAL :	\$19,503.86
GST (6%) :	\$1,170.23
Amount Payable for this Certificate (inc. GST):	\$20,674.09

This is to certify that the total value of work performed and products delivered to the site represented by this certificate as of December 12, 2007 is \$20,675.09.

Certified by:

(Mark Emanuel, P.Eng.)

(DATE OF ISSUE: December 17, 2007)

M.W. EMANUEL
14154

BRITISH
COLUMBIA
ENGINEER

SEE

Proactive Building Maintenance Ltd

PO Box 76038 RPO Coal Harbour

Vancouver BC V6E 4T2

Phone- 778-869-7128 Fax. 604-605-3370

GST#81507 9678

Invoice # **417214**

Date: December 12, 2007

Sold To: Strata LMS 1866
c/o Facilitech
1110 Howe St
Vancouver. BC V6Z 1R2

Job Address: The Electra

Project: Supply and installation of anchors in rooftop mosaic tiles
For work completed to December 11, 2007

Description: Labour

426.5 Hrs @ 70.00/hr \$ 29,855.00

Materials As per attachment

\$ ~~12,200.96~~ 11815.95 SL Dec 14/07.**Total**\$ ~~42,055.96~~ 41670.95 SL Dec 14/07.

GST

\$ ~~2,523.36~~ 2500.26 SL Dec 14/07.**Balance**\$ **44,579.32**

Less Draw #1

\$ ~~(21,200.00)~~ \$20,000 (less GST)**Total Due**\$ **23,379.32**

41670.95 - 20000

= 20670.95

- SL Dec 17/07.

Materials List

Job: Electra
Invoice # 417214

Materials	\$	11,091.78	10,741.77	} 8 Dec 14/07.
Mark up	\$	1,109.18	1,074.18	
Total	\$	12,200.96	11,815.95	

Line item	Supplier	Date	Amount	Equipment
1	Home Depot	23/11/07	\$ 11.29	4 hammerdrills
2		23/11/07	\$ 116.55	1 cordless impact wrench
3		23/11/07	\$ 24.10	
4		26/11/07	\$ 105.82	
5		28/11/07	\$ 170.44	
6		28/11/07	\$ 93.91	
7		28/11/07	\$ 157.43	
8		30/11/07	\$ 166.20	
9		7/12/07	\$ 131.64	
10	Wastech	28/11/07	\$ 40.00	
11		7/12/07	\$ 14.00	
12	Costco	26/11/07	\$ 61.66	
13	Pacific Fasteners	27/11/07	\$ 103.74	
14	Steel's	26/11/07	\$ 307.78	
15	Hilti	22/11/07	\$ 9.38	
16		22/11/07	\$ 203.69	
17		26/11/07	\$ 1,439.92	
18		4/12/07	\$ 721.62	
19		7/12/07	\$ 119.44	
20		30/11/07	\$ 2,593.17	
21	SSI	Estimate	\$ 3,000.00	
22	Equipment rentals		\$ 1,500.00	

Should = 6241.77
(- GST should not be included)
8 Dec 17/07.

6241.77.

Labour

Job: Electra
Invoice # 417214

	Darrin	Tom	Craig	Nick	Rob H	Rob W	Darrren
Nov.22	2						
23	6	4	7	7	4	4	4
26	6	4	6.5	6.5		6.5	6.5
27	4	4	7	7		7	7
28	5	5	5	5	5	5	5
29	4	6	8	8		7	8
30	4	5	8	8	4	8	
Dec.3	1	2	2	2			
5	1	6	8	8	6	6	6
6	2	6	8	8	7	7	7
7	2	5	8	8	7.5	7.5	7.5
10	2	4	8	8	7	7	7
11		2	4	4	4	4	4
	39	53	79.5	79.5	44.5	69	62
				36	31.5	31.5	31.5
	7	23	36	Lab	387.5		
				DP	39		
				Tot	426.5		