

OBSERVATION REPORT

Project: "The Electra" – Strata Plan LMS 1866-989
Nelson Street, Vancouver, BC

File No. F07-043

Report No. 3

Client: Strata Plan LMS 1866 – The Electra
c/o Facilitatech Property Management Ltd.
1110 Howe Street
Vancouver, BC V6Z 1R2

Date: Dec 07, 2007

Weather: 10°C and Clear
Skies

Property Manager Residential:
Attention: Mr. Bob Adams

email: bob@facilitatech.ca

Property Manager Commercial
Attention: John Davies

email: johndavies_electra@shineguard.com

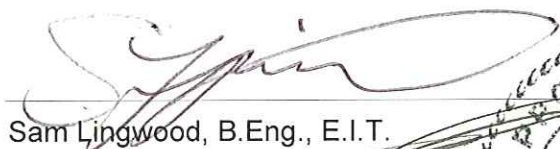
ITEM: Building Envelope Field Review

Item	Comment	Action By	Date Cleared	Cleared By
3.1	The undersigned met with Darrin Pezer of Proactive Building Maintenance Ltd. at 8.00am at The Electra to review the installation of fasteners with ½" stainless steel washers.			
3.2	Installation of metal fasteners with ½" stainless steel washers is in good order, i.e. does not crack tiles, and is aesthetically pleasing (Photo No. 3.1 and 3.3).			
3.3	The contractor has included cleaning the building using CLR and manual techniques during installation.			
3.4	The contractor has cut out and cleaned up the section of original damage (Photo No. 3.2). It was agreed that the contractor would then cut out approximately 1½ft. of damaged area to the right of the original missing tiles.			
3.5	The contractor expressed concern in areas of ventilation, cut through tiles, where rebar is showing through. This area should be sealed and covered before work is completed.			

OBSERVATION REPORT

F07-043 Dec 07, 2007 Page 2 of 2

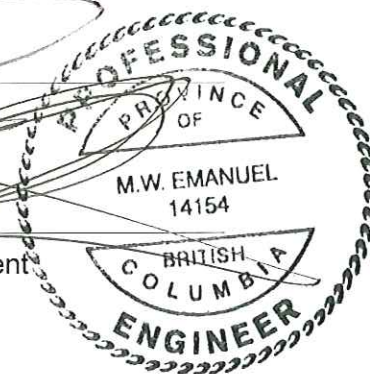
OBSERVER:


Sam Lingwood, B.Eng., E.I.T.

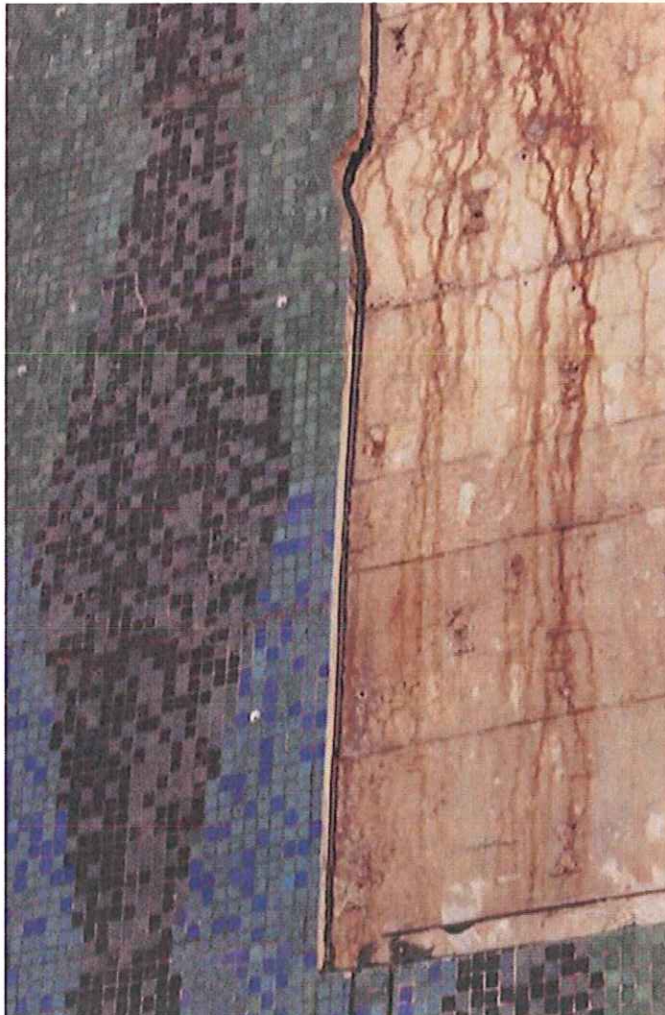
REVIEWER:


Mark W. Emanuel, P.Eng., President

SL / gmn



THE ELECTRA – 989 NELSON ST. VANCOUVER, B.C.
PHOTOGRAPHS TAKEN BY SAM LINGWOOD, B.ENG. ON DECEMBER 7, 2007



Photos No. 3.1 and 3.2

November 14, 2007

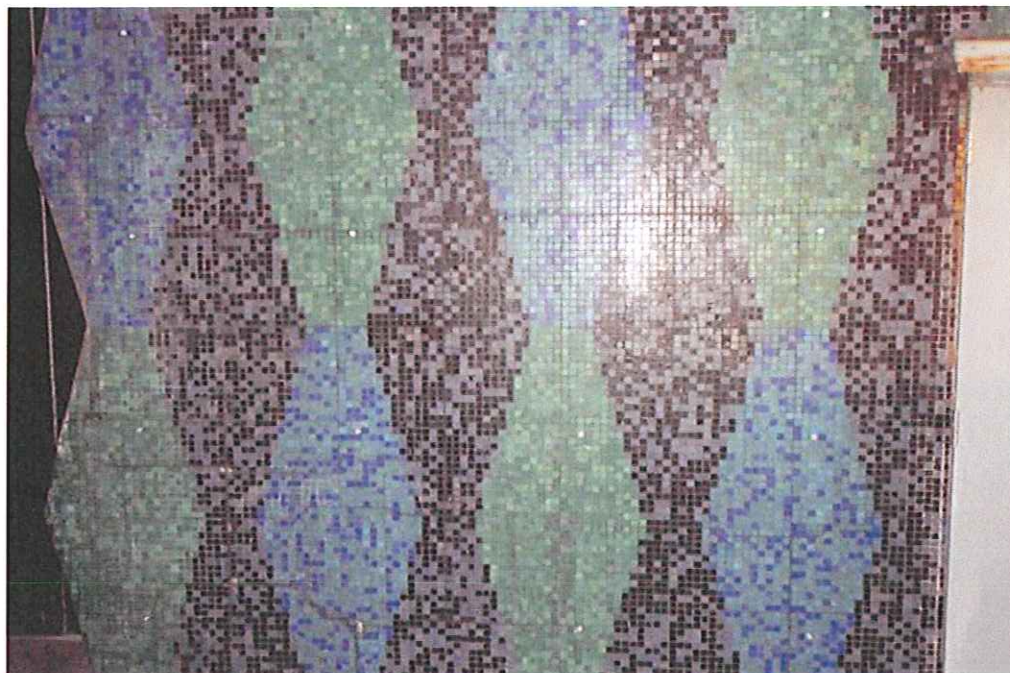


Photo No. 3.3