

Conrad.



Aqua-Coast Engineering Ltd.
building envelope consultants
#233 - 18525 - 53rd Avenue, Surrey, B.C. V3S 7A4 604-575-8220 Fax: 604-575-8223

ACE: 08.716

June 11, 2008

Via Electronic Mail

The Owners, Strata Plan LMS 1389
c/o Profile Properties Ltd.
108 - 2331 Marpole Avenue
Port Coquitlam, BC V3C 2A1

Attn: Ms. Pam Roy (proy@profile-properties.com)

Dear Ms. Roy:

**Re: Building Envelope Consulting Services
Second Opinion Review
1103 and 1121 Howie Avenue, Coquitlam, BC**

We are pleased to offer for your consideration our proposal to complete a second opinion envelope review at The Willows.

This survey and report will include a visual assessment of the condition of the building envelope components and a review of specific areas of concern identified by you and the Owners in conjunction with a review of the previous consultant(s) report(s).

Scope of Building Envelope Review and Report

The scope of work allowed for in this proposal includes but is not limited to the following:

- Review of documents or reports (if available) including previous related reports, complaints relating to the envelope, the review of as-built and design drawings if available.
- Visual Review of exterior surfaces including cladding, decks, windows, flashings, joints, and sealants.
- Review of roof systems and associated flashings and details.
- Intrusive testing if required to confirm the condition of the substrate and to confirm the findings of previous consultant(s) and the details of construction of

the various building envelope assemblies. Locations will be repaired subsequent to exposing.

- Provide a written description of observations and findings focusing on deviations from previous reports that may impact on the useful life expectancy of the building envelope components complete with recommendations and budgets.
- Provide additional recommendations, if necessary, to complement those of previous consultant(s).

Terms and Conditions

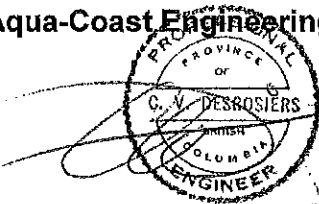
Aqua-Coast Engineering Ltd. proposes to provide a Second Opinion Building Envelope Review and Report for the sum of **Two Thousand Dollars (\$2,000.00)**. This fee does not include GST and is subject to the following terms and conditions:

1. The field review will be scheduled within three weeks of your written authorization to proceed and will require one to three days of investigation, weather permitting.
2. Two copies of the report will be available within one week of completion of the fieldwork.
3. Architectural and structural as-built drawings, if available, are to be provided to us by the Owners.
4. Disbursements such as attendance at additional meetings and courier costs are extra to the quoted amount and will be charged out at cost plus 10%. One meeting with the Owners to discuss the report findings is included.
5. This offer will remain in effect for 30 days and after this date we reserve the right to review fees as may be required.
6. Aqua-Coast Engineering Ltd. will invoice on a monthly basis and payment is due within 30 days. Interest of 2% per month will be charged to unpaid accounts over 30 days.
7. Aqua-Coast Engineering Ltd. subscribes to the required Errors and Omissions insurance coverage.

Thank you for the opportunity to submit our proposal. Should you or the Owners require any additional information or assistance, please do not hesitate to call at your earliest convenience.

Sincerely,

Aqua-Coast Engineering Ltd.



Conrad V. Desrosiers, P.Eng.

Authorization to Proceed:

Name: James R.

Sign: [Signature]

Title: Prop Mgr. / Srata Mgr.

Date: June 16 / 08

Aqua-Coast Building Envelope Restoration Project References – November 2007

San Franciscan II, 1101 West 8th Avenue, Vancouver, BC

23 Residential Suites, 2 Buildings, 2 Storey Condominiums

Total restoration with rainscreen vinyl, windows, new decks, glass and aluminum railings.

Completed: July 2003

Owners' Representative: Edward Jang, 604-726-8208

The Fir, 5421 – 204th Street, Langley, BC

97 Unit, 4 Storey Condominium

Total restoration with vinyl rainscreen, windows, new decks and aluminum and glass railings.

Completed: March 2003

Owners' Representative: Mike Pistrin, 604-529-2235

Kingsway Terrace – 7393 – 16th Avenue, Burnaby, BC

32 Townhouse Units, 3 Storey, 2 Buildings

Total restoration with vinyl rainscreen, windows, new decks, new roof, aluminum and glass railings.

Completed: September 2003

Owners' Representative: Peter Martin, 604-525-3033

Brookhollow Estates, 2272 Clearbrook Road, Abbotsford, BC

Four Storey, 32 Unit Condominium Building

Total restoration with rainscreen vinyl siding.

Completed: July 2004

Owners' Representative: Alan Cadwell, 604-308-2388

Villa Positano – 14934 Thrift Avenue, White Rock, BC

3 Storey Condominium Over Parkade

Total restoration with vinyl rainscreen, windows, new decks, aluminum and glass railings.

Completed: April 14, 2004

Owners' Representative: Peter Williams, 604-531-9207

Bton Villa, 2255 Eton Street, Vancouver, BC

27 Condominium Units, 3 Storey Wood Frame on a Concrete Parkade

Total envelope restoration including vinyl and hardiplank rainscreen, windows, decks, railings and roofing.

Completed: October 15, 2004

Owner's Representative: Eric Chung, 604-872-3218

Barrington Place – 2340 Hawthorne Avenue, Port Coquitlam, BC

Three Storey, 42 Condominium Units

Restoration of three elevations with rainscreen stucco, c/ w balconies, railings

Completion: February 2005

Owner's Representative: Alexis McLeod, 604-942-6912

Noble House – 2428 West 1st Avenue, Vancouver, BC

25 Condominium Units, 4 Storey Building.

Total restoration with Hardiplank and vinyl rainscreen, windows, new decks, aluminum and glass railings.

Owner's Representative: Angela Uruski-Girard, 604-985-8518

Blue Mountain Senior Citizens Housing – 440 Blue Mountain Street, Coquitlam, BC
Three and Four Storey Apartment Buildings, 96 Suites
Total restoration with rainscreen Hardiplank, membranes, decks, railings, roofing.
Owner's Representative: Curt Bruniski or Sid Warren, 604-936-6244

Pacific View Condominiums – 15213 & 15233 Pacific Avenue, White Rock, BC
67 Condominium Units – Two – 4 Storey Buildings
Total Restoration with rainscreen stucco, windows, decks, railings.
Owner's Representative: Bahadur Karim, 604-779-5948

Woodford Place – 876 – 16th Avenue, Vancouver, BC
Three Storey Apartment Building, 28 Units.
Total restoration with rainscreen vinyl, membranes, decks, and railings.
Owner's Representative: Deborah McIsaac, 604-540-0185

Hazel Villa – 15380 Russell Avenue, White Rock, BC
Three Storey Apartment Building, 12 Units
Total restoration with rainscreen Hardiplank, membranes, decks, and railings.
Owner's Representative: Jaz Chinja, 604-596-4321

Champlain Place/Skeena Terrace/Killarney Gardens/Orchard Park, Vancouver, BC
Total roofing replacements on approximately 40 buildings.
Owner's Representative: Joe Myler, 604-454-2057

Casa Serena – 2610 Grandview Highway, Vancouver, BC
Two Storey Senior Citizens Home, 906 Units
Total restoration with stucco rainscreen, decks and roof repairs.
Owner's Representative: Brian Simpson, 604-454-2054

Boulevard Club – 1521-/15220 Guildford Drive, Surrey, BC
Two Three Storey Apartments, 103 Units
Total restoration with rainscreen, vinyl decks.
Owner's Representative: Kevin O'Donnell, 604-541-7335

The Beacon, 1519 Grant Avenue, Port Coquitlam, BC
Residential Apartment Style Units in a Four Storey Building
Total restoration with rainscreen, membranes, windows, doors, and roof repairs.
Owner's Representative: Carol Godin, 604-464-7548

Wellington Mews, 3430 – 3484 Wellington Avenue, Vancouver, BC
Twenty Four, Two Storey Townhouse Units – Nine Buildings.
Total restoration with rainscreen, membranes, windows, doors, and roof repairs.
Owner's Representative: Peter Fairchild, 604-439-8848

Arthur Court – 638 East 5th Avenue, Vancouver, BC
Three Storey Apartment Building, Six Units
Partial retrofit with rainscreen stucco, vinyl decks, railings, roof repairs.
Owner's Representative: Bill Pranke, 604-874-6263

In Progress:

Kingsland Gardens, 7288 No. 3 Road, Richmond, BC

One Wood Frame Condominium Building

Partial retrofit with rainscreen (stucco?), membranes, metal roof repairs.

Owner's Representative: Deborah McIsaac, 604-540-0185

Hillside Place, 173 -- 8400 Forest Grove Drive, Burnaby, BC

Twenty-five Buildings and One Multi Purpose Building

Total restoration with rainscreen, membranes, windows, sliding doors, balconies, roof decks, and picketed guards.

Owner's Representative: Michael Kennedy, 604-454-2051

St. James Gate, 2253 Welcher Avenue, Port Coquitlam, BC

One Thirty Unit, Three Storey Residential Building

Complete restoration with rainscreen Hardipanel, membranes, decks and railings.

Owner's Representative: Deborah McIsaac, 604-540-0185

Cloverdale Court

Residential Apartment Style Units in a Four Storey Wood Frame Building

Partial restoration, vinyl siding, resurfacing stucco.

Owner's Representative: Deborah McIsaac, 604-540-0185

Nordic Mews

Three Storey Plus Loft, Multi Level, Wood Framed Condominium complex Over a Below Grade Parking Structure

Total restoration with rainscreen Hardipanel, membranes, balconies and windows.

Owner's Representative: Deborah McIsaac, 604-540-0185

Bayswater

Sixteen year old building, consisting of residential apartment style units in a three storey wood frame building consisting of a face sealed stucco system sitting on a below grade concrete parking structure.

Total restoration with rainscreen with fibre cement siding, roofs, windows, balcony and deck membranes, patio doors.

Owner's Representative: Rolf Prystawik, 604-536-4654

White Rock Baptist Village

Seventy condominium style units constructed in two buildings around 1988. The buildings are constructed over two below grade parking structures

Total restoration with fibre cement siding, membranes, windows, doors, balconies, roofs (sloped and flat).

Owner's Representative: Jack Stirman, 604-542-0701

Beacon Roof

Residential Apartment Style Units in a Four Storey Building

All sloped roofs retrofit.

Owner's Representative: Carol Godin, 604-464-7548



Jardine Lloyd Thompson Canada Inc.

Certificate of Insurance

☒ Vancouver Suite 1600, 1111 West Georgia Street, Vancouver, B.C. Canada V6E 4G2 Telephone: (604) 682-4211 Facsimile: (604) 682-3520

Certificate

Holder: To Whom It May Concern

Description: Evidence of Insurance

Name of Insured: Aqua-Coast Engineering Ltd.

This is to certify that the policies of insurance listed in the attached Certificate have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims/expenses.

Schedule of Insurance

Type of Insurance	Company and Policy Number	Policy Dates	Limit of Liability/Amount
Practice Professional Liability (Claims Made)	Underwriters at Lloyds as arranged through BMS Harris & Dixon Policy No. TBA	Effective: March 28/2008 Expiry: March 28/2009	\$1,000,000 Limit of Liability Per Claim \$1,000,000 Aggregate Limit \$ 25,000 Self Insured Retention (Each and Every Loss)

These statements have been made in good faith and are a summary of the insurance cover in force (which is subject to the full terms and conditions of the policy). We accept no responsibility whatsoever for any inadvertent or negligent act, error or omission on our part in preparing these statements or for any loss, damage or expense thereby occasioned to any recipient of this certificate.

Jardine Lloyd Thompson Canada Inc.

Dated March 28, 2008/

Per 

Terms and Conditions

This certificate is issued for convenience only. All of the terms and conditions of the Policies referred to are contained in the original document which are not modified or amended by this Certificate. With respect to Liability Insurance Coverages, where an Aggregate limit applies, the Certificate Holder is advised that the limit shown may apply to products/completed operations or projects other than shown in this certificate and the limit may be reduced by Claims/Expenses Paid.



JARDINE LLOYD THOMPSON CANADA
Inc

Policy No. NP086235/15
Client No. APEX002
Replaces Policy No. NEW

Insurance Confirmation No. 10511
Summary Page

This summary page and attached pages constitute your Insurance Confirmation. This document confirms that we have arranged the Insurance described in this Insurance Confirmation on your behalf.

This Insurance Confirmation will be automatically cancelled on delivery of a Policy, Renewal Certificate, or Endorsement to the Named Insured at the mailing address shown below. However, it may also be cancelled before such a document is issued, if the insurer gives proper notice of cancellation to the Named Insured and any other party entitled to this notice of cancellation.

NAMED INSURED: Apex Building Sciences Inc.

MAILING AND/OR NOTIFICATION ADDRESS: Suite 233 18525 53rd Ave.
Surrey BC V3S 7A4

INSURANCE COVERAGE(S): Professional Liability Insurance

POLICY PERIOD:	Effective Date: March 17, 2008	Expiry Date: March 17, 2009	12:01 A.M. Standard Time at the Mailing and/or Notification Address of the Named Insured
-----------------------	--	---------------------------------------	--

TOTAL PREMIUM:

The terms and conditions of the insurance coverages are described in abbreviated form in this Insurance Confirmation. The policy or policies issued or intended to be issued in replacement of this document will set out the terms and conditions more precisely. You should check over this Insurance Confirmation and immediately advise the issuing office of Jardine Lloyd Thompson Canada Inc. in writing of any discrepancies, inaccuracies, or necessary changes.

Premiums are due and payable on the Effective Date unless other terms of payment have been arranged.

Jardine Lloyd Thompson Canada Inc.

Date Issued: April 1, 2008

Per: 

Issued at: Jardine Lloyd Thompson Canada Inc.
Suite 1600, 1111 West Georgia Street
Vancouver, B.C. V6E 4G2

Per: 

It is understood that you have provided complete and accurate information to insurers and that you have complied with your legal duty to disclose, before inception of the insurance policy, all material matters relating to the risk (i.e. all information which would influence the judgement of a prudent insurer in determining whether to underwrite the risk and if so upon what terms and to what premium). If all such information has not been disclosed, insurers have the right to void the policy from its inception which may lead to claims not being paid. If you believe that you may not have complied with this duty, you should contact us immediately.

THIS POLICY CONTAINS A CLAUSE(S) WHICH MAY LIMIT THE AMOUNT PAYABLE