

Our File No. V08-079C
June 29, 2010

Strata Plan LMS 4050 – The 501
c/o Vancouver Condominium Services Ltd.
400-1281 West Georgia Street
Vancouver, BC V6E 3J7
(Email: bporteous@vancondo.com)

Attention: Ms. Bunny Porteous, Property Manager


Dear Sir:

Re: **Strata Plan LMS 4050 – "The 501"**
501 Pacific Street, Vancouver, B.C.
Re-coating, Sealant Renewal and Associate Maintenance Work
- Notice of Certificate of Substantial Completion

Spratt Emanuel Engineering Ltd. (SEE) has deemed the above-noted project as being "**Substantially Complete**" on June 17, 2010. Attached is the **Notice of Certificate of Substantial Completion**, which must be posted near the front entrance for a period of 55 days. After this date the lien holdback must be released to the Contractor. To facilitate the transaction, SEE will issue to the Owner a Lien Holdback Release letter on August 11, 2010, upon receipt of the Contractor's invoice for Lien Holdback Release.

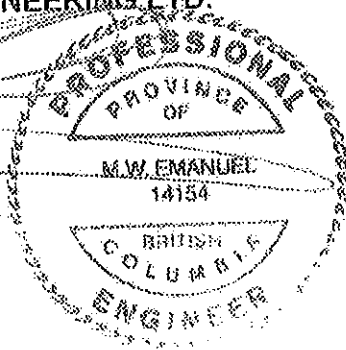
Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,
SPRATT EMANUEL ENGINEERING LTD.
Per:


Mark W. Emanuel, P.Eng.
Principal

SMC/encl.

cc: Les Balogh, Prostar Painting and Restoration Ltd (les@prostarpainting.com)



**BUILDERS LIEN ACT
(Section 7 (10))**

Certificate of Substantial Completion

Spratt Emanuel Engineering Ltd., of 2348 Yukon Street, Vancouver, British Columbia, certify that, for the purposes of the Builders' Lien Act, the following contract or subcontract was completed on **June 17, 2010**:

Concrete Re-coating, Sealant Renewal and Associated Maintenance Work

In connection with an improvement on land described as follows:

Strata Plan LMS 4050 – The 501
501 Pacific Street,
Vancouver, B.C.

For provision of:

Work generally comprising complete re-coating of the exterior concrete with an elastomeric coating, sealant renewal and membrane installation to all balconies and eyebrows and all associated work.

Brief description of the contract or subcontract, including the date of the contract and the names of the parties to it:

<u>Description</u>	Re-coating, Sealant Renewal and Associated Maintenance Work
<u>Dated</u>	March 12, 2009
<u>Owner</u>	Strata Plan LMS 4050 – The 501
<u>General Contractor</u>	Prostar Painting and Restoration Ltd.

This represents Substantial Performance of the Contract

Signed:

Mark W. Emanuel, P.Eng.
Spratt Emanuel Engineering Ltd.

Dated: June 17, 2010

(m/da)

Our File No. V08-079

**BUILDERS LIEN ACT
(Section 7 (4))**

2348 Yukon Street
Vancouver, BC
Canada V5Y 3T6
Phone: 604 872-1211
Fax: 604 872-1274

Notice of Certificate of Substantial Completion

Notice: Re Strata Plan LMS 4050 – The 501, 501 Pacific Street, Vancouver, B.C.

Take notice that on June 17, 2010 a Certificate of Substantial Completion, or Court Order to that effect, was issued with respect to a contract (or subcontract) between

Prostar Painting and Restorations Ltd.

And

Strata Plan LMS 4050 – The 501

In connection with an improvement on land described as follows:

501 Pacific Street, Vancouver, B.C.

For provision of Re-coating, Sealant Renewal, and Associated Maintenance Work

All persons entitled to claim a lien under the Builders Lien Act and who performed work or supplied materials in connection with or under the contract are warned that the time to file a claim of lien may be abridged and section 20 of the Act should be consulted.

Signed:

Mark W. Emanuel, P.Eng.
Spratt Emanuel Engineering Ltd.

M.W. EMANUEL
14154

Dated: June 17, 2010 (m/d/y)

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