

Our File No. V07-063  
February 22, 2008

2348 Yukon Street  
Vancouver, BC  
Canada V5Y 3T6  
Phone 604 872-1211  
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**Strata Plan LMS 4050 – The 501**  
**c/o Vancouver Condominium Services Ltd.**  
**400-1281 W. Georgia Street**  
**Vancouver, BC V6E 3J7**  
**(Email: bporteous@vancondo.com)**

**Attention: Ms. Bunny Porteous**

Dear Madam:

**Re: Strata Plan LMS 4050 – The 501**  
**501 Pacific Street, Vancouver, B.C.**  
**- 2008 Repair Plan**

Further to our 25-Year Maintenance Plan of February 21, 2008, we make the following budget recommendation:

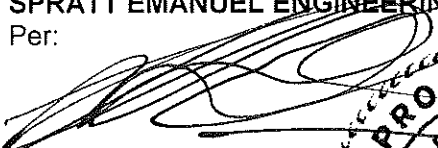
**RECOMMENDED REPAIR BUDGET**  
**(Order of magnitude rounded to nearest \$10,000)**

<b><u>REPAIR BUDGET</u></b>	<b><u>COST</u></b>
Rout and caulk all exterior cracks in the cast-in-place concrete	\$20,000
Replace all sealants between dissimilar materials	\$150,000
Apply urethane membrane to all balconies, eyebrows, windowsills, and Juliet balconies complete with preparatory patches	\$300,000
Wash and coat concrete vertical surfaces with AllGuard by Dow Corning®	\$300,000
Parkade crack repair with urethane or epoxy injection	\$10,000
Replace existing townhouse rooftop deck access doors and associated work	\$40,000
Cap pool parapet and surrounding structure with flashings	\$5,000
Re-caulk all storefront windows	\$5,000
<b>Sub-Total A:</b>	<b>\$830,000</b>
Contingency at 20%	\$170,000
<b>Sub-Total B:</b>	<b>\$1,000,000</b>
Engineering Consultant: Building envelope engineering design, structural engineering, contract management, tender, quality assurance and coordinating professional services (@10% upset of Sub-Total A).	\$100,000
<b>Sub-Total C:</b>	<b>\$1,100,000</b>
Plus GST (@ 5% of Sub-Total B):	\$55,000
City of Vancouver permit fees	\$0
<b>TOTAL</b>	<b>\$1,155,000</b>
<b>RECOMMENDED BUDGET:</b>	<b>\$1,155,000</b>

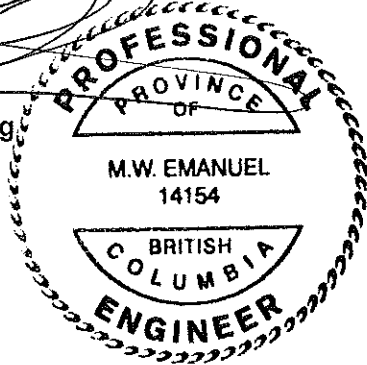
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Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,  
**SPRATT EMANUEL ENGINEERING LTD.**  
Per:

  
Mark W. Emanuel, P.Eng  
Principal

MWE/tb



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