

Trinity Place

"THE OWNERS STRATA PLAN LMS 2833"

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October 24, 2011

RECEIVED
2011-10-26

The Owners
Strata Plan LMS 2833
Trinity Place

Re: Additional investigations

Dear Owners:

Enclosed please find supplemental reports from exp. Services dated September 29, 2011 and October 11, 2011, regarding additional investigations conducted at the North portion of the East wall.

These investigations appear to show elevated moisture readings in the area of the EIFS trim. A follow up visual inspection confirmed the presence of moisture, but no deterioration of wood components. This area also showed elevated moisture readings in the February 25, 2010 Dubas Engineering report.

While a separate cost had been obtained by exp. Services for rehabilitation of the North portion of the East wall, the ownership voted to proceed only with remediation of the South portion of the East wall at the September 29, 2011 Special General Meeting.

However, upon review of these additional reports, the Strata Council feels further testing of the North side East wall elevation is prudent, as per exp. Services' recommendations of monitoring. This testing will be completed shortly by exp. Services and the results will be submitted to owners.

The Strata Council wishes to assure owners that the separate pricing provided by New City Contracting (for repairs to the North side wall) will be honoured until January 31, 2012. This will give the ownership the opportunity to revisit their decision regarding partial repairs to the East elevation depending on the outcome of further testing. The ownership shall be informed as to the progress of these findings once Council receives further updates.

Sincerely,

Kim Sheldon
Strata Council President

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