

Trinity Place

"THE OWNERS STRATA PLAN LMS 2833"

101 – 4126 Norland Avenue
Burnaby, BC
V5G 3S8
Phone: 604-294-4141
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May 24, 2011

The Owners/Residents
Strata Plan LMS 2833
Trinity Place

Re: Building Envelope Project Update

Dear Owners:

I am writing on behalf of the Council, Strata Plan LMS2833, Trinity Place.

The Strata Council has requested that we provide a notice to the owners updating them on the progress on the building envelope project to date. We can advise that thus far the following have been included:

- We confirm that the wood framing was installed on a curb wall and there was no evidence of water damage or rot during investigations. Trow Associates has begun preparation of the specifications and schematic drawings for the repairs and is approximately 50% complete;
- Applications have been made to the City of Vancouver for all appropriate permit documentations regarding these repairs;
- Discussions in meetings have been held with Project Management firms and the first of three proposals has been received;

In the upcoming weeks, Trow Associates will complete the additional investigation of areas located under windows and EIFS trim to determine if there are any further areas that need be addressed during the project. They will also complete the specifications and hold a site meeting to obtain tenders and proposals for completion of the work. Once these have been received, the Building Envelope Committee and Strata Council will review them and a general meeting will be called with the ownership to review and approve the proposals and budgets.

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We note that the project is proceeding as intended and further updates will be given as information warrants.

We thank you for your understanding, and should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely yours,

STRATACO MANAGEMENT LTD.

A handwritten signature in black ink, appearing to read 'Carey Grandy', written over a horizontal line.

Carey Grandy,
Strata Manager

/cg