



November 4, 2008

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Project No: RI08-1452-00 T30

The Owners, Strata Plan LMS3432
c/o Vancouver Condominium Management Ltd.
400-1281 West Georgia Street
Vancouver BC V6G 3G9

Attention: Bunny Porteous, Property Manager

PROJECT: The Park, 1723 Alberni Street, Vancouver, BC

SUBJECT: Specific Problem Investigation ("SPI") – Townhouses –
Status Report 2 ("SPI Status Report 2")

Construction Materials

Building Science

Geotechnical

Metallurgy and Corrosion

Environmental

Analytical Chemistry

Physical Testing

Dear Ms. Porteous,

In accordance with Proposal PR08-0374-00 approved by The Owners, Strata Plan LMS3432 (the "Client"), and as instructed by the Client, Levelton Consultants Ltd. ("Levelton") carried out additional testing as part of the SPI for the Townhouses. This report describes the testing done on September 23, October 7 and 31, 2008, and the observations made.

This report supplements the report previously issued by Levelton on September 16, 2008 ("SPI Status Report 1", copy enclosed for ease of reference).

PLANTERS

Levelton flooded two filled planters on the upper level of unit 1777 Alberni Street as follows:

- Northeast planter – Levelton carried out a static flood test by plugging the drain at the bottom of the planter, filling the planter to upper limit of the fill and leaving the water sitting in the planter for 6 hours. Levelton observed no unintended leakage.
- Northwest planter – Levelton carried out a static flood test by partially plugging the drain at the bottom of the planter, filling the planter to the upper limit of the fill and allowing the water to drip from the drains. Over the course of 6 hours. Levelton observed no unintended leakage.



DECKS – FLOOD TESTING

Levelton performed flood testing on the following decks:

- Unit 1727 – Third level North deck (den);
- Unit 1763 – Second level North deck (dining room); and
- Unit 1777 – Second level Northeast deck (dining room).

The flood tests consisted of plugging the drains of the decks, flooding the deck with water to which a fluorescent dye had been added, and taking moisture contents measurements of the wood sheathing and stud immediately below the patio door frames through the means of exploratory openings made in the gypsum wall panels.

Unit 1727

Levelton performed three exploratory openings. Levelton observed water staining and severe decay of the wood components. The underside of the finishing sill trim was heavily stained with mould; Levelton removed same and recommended to the owner it not be reinstalled.

Prior to the start of the flood test, Levelton measured elevated moisture contents ("MC") of some of the wood components (MC 18.2 and 27.2 %). The moisture contents remained stable during the course of the flood test and Levelton did not observe any penetration of the fluorescent dye in the woods components.

Unit 1763

As discussed in Status Report 1, the wall immediately below the patio door frame was heavily damaged by water. Where possible, Levelton measured initial elevated moisture contents in the sheathing (MC of 22.5 %); however, the damage was such that no measurement were possible for most of the sheathing. The moisture contents increased in the course of the flood test (MC of 33.8%) and Levelton observed that the fluorescent dye penetrated the sheathing.

Unit 1777

Levelton performed four exploratory openings. Levelton observed minor water staining in two of the openings and severe decay of the wood components in another opening. The sheathing of that opening was wet to the touch (MC of 100%) and Levelton measured initial elevated moisture contents of the other wood components (MC of 25% and above).

During the course of the flood test, the moisture contents remained relatively constant and the fluorescent dye did not penetrate the wood.



FEES

Levelton understands that an independent contractor has provided opinion of probable cost figures for the work recommended above.

Levelton estimates the engineering fees associated with those repairs fees to be of the order of \$60,000, exclusive of GST. This fee estimates does not, however, include any fees that could be incurred as a reason of a redesign that would cause the City of Vancouver to demand that design bring and development permit materials be produced.

Yours truly,

LEVELTON CONSULTANTS LTD.

A handwritten signature in black ink, appearing to read "G. Larocque". The signature is written in a cursive, somewhat stylized script.

Per:
Gilbert J. Larocque, CD, P.Eng., LI.B.
Manager, Building Science Division

Enclosure: 1