

Strata Property Act
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **BCS 2025** certify that the information contained in this certificate with respect to **Strata Lot 38** is correct as of the date of this certificate.

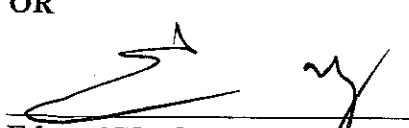
- (a) Monthly strata fee payable by the owner of the strata lot described above = **\$224.56.**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) = **\$0.00.**
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alternations to the strata lot, the common property of the common assets?
 No Yes
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved - **\$0.00.**
The payment is made by **N/A.**
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year - **\$0.00.**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund = **\$64,533.91 as at Apr. 30/08. Per 09/11/07 SGM, Res. # 1 and 2 will expend up to \$20,000.00 from the CRF.**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 No Yes
- (h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
 No Yes
- (i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
 No Yes
- (j) Is the strata corporation party to any court proceeding or arbitration, and / or are there any judgments or orders against the strata corporation?
 No Yes
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
 No Yes
- (l) Number of strata lots in the strata plan that are rented - **To the best of our knowledge, there are approximately twenty (20) strata lots rented in the strata plan at this time.**

Date: May 30, 2008

Signature of Council Member

Signature of 2nd Council Member
(not required if Council consists of only one member)

OR



Edward Ng, Strata Manager
Signature of Strata Manager, if
authorized by Strata Corporation
Pacifica First Management Ltd.
218 - 2006 Main Street
Vancouver, BC V5T 3C2

**MINUTES OF ANNUAL GENERAL MEETING
THE OWNER'S STRATA PLAN BCS 2025 - KORET LOFTS
45-99, 55 EAST CORDOVA STREET, VANCOUVER, BC**

Held on Thursday, January 31, 2008.
Within Room 280, BCIT Downtown Vancouver Campus
555 Seymour Street, Vancouver, BC at 6:30 p.m.

IN ATTENDANCE:

Strata Agent	Edward Ng, Pacifica First Management Ltd.		
	Bernie Leong, Pacifica First Management Ltd.		
Strata Council	Angela Bourhill	President	307
	Ross Payzant	Vice-President	408
	Anthony Kuschak	Treasurer	311
	Karen Lesarge	Secretary	312
	Neil Blake		510
	Yves Rouselle		104
Owners	41 Owners in Person or Proxy, as per Registration Sheet		

CALL TO ORDER:

The meeting was called to order at 6:49 p.m. by Angela Bourhill, Council President.

CALLING OF THE ROLL, CERTIFICATION OF PROXIES, CORPORATE REPRESENTATIVES AND ISSUANCE OF VOTING CARDS:

The Strata Agent confirmed that the registration of owners, issuance of voting cards and election ballots was completed in accordance with the requirements of the Strata Property Act.

DETERMINATION OF QUORUM:

Under the Strata Property Act, quorum is one third of the eligible voters. There are 118 strata lots in BCS 2025, therefore the quorum requirement is forty (40). There were forty-one (41) owners present; twenty-eight (28) in person and thirteen (13) proxies. Accordingly, since the quorum requirement has been met, the meeting could proceed with the business on the agenda.

ELECTION OF CHAIRPERSON, IF NECESSARY:

Under the Strata Property Act, the President or Vice-President of the Strata Council is to chair the Annual General Meeting. Since Council President Angela Bourhill chaired the meeting, election of a chairperson was not necessary.

PROOF OF NOTICE OF MEETING:

The Notice of Meeting and related materials was mailed in accordance with the requirements of the Strata Property Act. The Strata Agent tabled a letter indicating such mailing took place on January 11, 2008 and this letter would form part of the records of the meeting.

APPROVAL OF AGENDA:

It was Moved and Seconded to amend the Agenda by moving item (o) Election of Strata Council to follow item (h) President's Report and to approve the Agenda, as amended. **CARRIED**

ADOPTION OF SPECIAL GENERAL MEETING MINUTES - SEPTEMBER 11, 2007:

It was Moved and Seconded to adopt the minutes of the Special General Meeting held on September 11, 2007 **CARRIED.**

PRESIDENT'S REPORT

Angela Bourhill, President reviewed the activities of the Strata Council during the past year. The Highlights included: an operating surplus; improved building appearance; a new set of strata rules and bylaws; an independent engineer's report; and excellent security. The President thanked the Strata Council for their hard work and efforts.

ELECTION OF STRATA COUNCIL – BCS 2025:

The members of the Council for 2006-2007 are automatically retired from their positions pursuant to the Strata Property Act, but are eligible for re-election.

Under the Strata Property Act, the Strata Council must be a minimum of three (3) to a maximum of seven (7) council members.

It was Moved and Seconded to open the floor for nominations for the 2007/2008 Strata Council:

The following owners were nominated:

Angela Bourhill	Unit 307	Karen LeSarge	Unit 312
Anthony Kuschak	Unit 311	Steve Nass	Unit 506
Mark Tweedy	Unit 407	Joy Chao	Unit 606
Chiara Barazzuol	Unit 118		

It was Moved and Seconded that nominations be closed. **CARRIED**

It was Moved and Seconded that the nominated owners be declared elected as the 2007/2008 Strata Council. **CARRIED**

RATIFICATION OF BCS 2025 STRATA RULES:

It was Moved and Seconded to place the BCS 2025 Strata Rules attached to the Notice of Meeting on the floor for discussion.

After discussion, it was Moved and Seconded to ratify and approve the BCS 2025 Strata Rules as presented. The Chair called for the vote. The vote was recorded as **In Favour:41; Opposed: 0; Abstention: 0.**
CARRIED UNANIMOUSLY

REPORT ON INSURANCE COVERAGE:

The Insurance Policy for Strata Corporation BCS 2025, as attached to the Notice of Meeting was reviewed by the owners.

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for individual contents, betterments or improvements (i.e. – storage locker contents, clothing, furniture, decorating, upgrading carpets, flooring, etc. Owners and residents must carry their own "owner package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

APPROVAL OF THE 2007-2008 BUDGET:

It was Moved and Seconded to place the Proposed 2007/2008 Budget attached to the Notice of Meeting for discussion:

The Chair noted there is no increase in strata fee payments in the 2007/2008 proposed budget.

After owners reviewed the proposed budget, the Chair called for the vote on the budget as presented. The vote was recorded as: **In Favour: 41; Opposed: 0; Abstentions: 0**

CARRIED UNANIMOUSLY

THERE WILL BE NO CHANGES TO YOUR MONTHLY STRATA FEES.

¾ VOTE RESOLUTION #1 – APPROVAL OF STRATA BYLAWS BCS 2025

It was Moved and Seconded to place the Proposed BCS 2025 Strata Bylaws attached to the Notice of Meeting on the floor for discussion.

WHEREAS The Owners, Strata Plan BCS 2025, pursuant to Division 2 of Part 7 of the Strata Property Act, S.C.B. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan BCS 2025, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan BCS 2025, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing in prescribed form in the Land Title Office.

It was Moved and Seconded that the bylaws be amended as follows:
Changes to be made will be shown in bold, italic and underlined.

16(2) Council members must be present in person at the council meeting to be counted as establishing quorum.

38(5) An owner, tenant or occupant who contravenes any of bylaws 38(1) to 38(5)(inclusive) will be subject to a \$50.00 fine.

38(6) Notwithstanding bylaw 38(6), an owner, tenant or occupant whose pet contravenes bylaw 38(4) will be subject to an immediate injunction application and the owner of the strata lot will be responsible for all expenses incurred by the strata corporation to obtain the injunction, including legal costs.

43(5) When moving in or moving out, a non-refundable administration fee of \$100 will be billed to the owner's strata account.

49(c) supply and distribution of any type of drug.

After discussion the Chair called for the vote on the amendments. The vote was recorded as follows: In Favour: 41; Opposed: 0; Abstentions: 0 **CARRIED UNANIMOUSLY**

It was Moved and Seconded to amend bylaw 47(1) Rentals as follows:

47(1) The minimum period for which an unfurnished residential strata lot may be leased is 12 (twelve) months; furnished suites may be leased for a minimum period of 7 (seven) days.

After discussion, the Chair called for the vote. The vote was recorded as: **In Favour: 35; Opposed: 6; Abstention: 0** **CARRIED**

It was Moved and Seconded to delete bylaw 5(10) under the heading Bylaws - Obtain approval before altering a strata lot

5(10) An owner, tenant or occupant must ensure that at least 50% of hard floor surfaces are covered with area rugs, carpet or hall runners.

After discussion, the Chair called for the vote. The vote was recorded as: **In Favour: 34, Opposed: 7; Abstention: 0** **CARRIED**

It was Moved and Seconded to transfer bylaws 5(11), 5(12), 5(13), 5(14), 5(15) under the Bylaw 5 heading "Obtain approval before altering a strata lot" to the section of Bylaw 3 "Use of Property" and renumber the bylaws consecutively and consistently starting with bylaw 3(14) to 3(18), inclusive, as follows:

Bylaw 5 Obtain approval before altering a strata lot, in part:

- (11) An owner, tenant or occupant must avoid walking with hard soled shoes or dragging furniture or other heavy objects across hard floor surfaces.
- (12) An owner, tenant or occupant must avoid activities that will cause unnecessary noise such as: bouncing balls, dancing and stomping of feet.
- (13) An owner, tenant, or occupant must separate any noise inducing equipment from the floor with adequate cushioning.
- (14) Chair legs should be fitted with felt pads.

(15) An owner, tenant, or occupant of a strata lot which either already has hard floor surfaces such as concrete, hardwood, laminate or tile or installs it at a later date, must take reasonable steps to satisfy noise complaints from residents within an audible range.

Will be moved to the following section, in part:

Bylaw 3 Use of Property

(14) An owner, tenant or occupant must avoid walking with hard soled shoes or dragging furniture or other heavy objects across hard floor surfaces.

(15) An owner, tenant or occupant must avoid activities that will cause unnecessary noise such as: bouncing balls, dancing and stomping of feet.

(16) An owner, tenant, or occupant must separate any noise inducing equipment from the floor with adequate cushioning.

(17) Chair legs should be fitted with felt pads.

(18) An owner, tenant, or occupant of a strata lot which either already has hard floor surfaces such as concrete, hardwood, laminate or tile or installs it at a later date, must take reasonable steps to satisfy noise complaints from residents within an audible range.

After discussion, the Chair called for the vote. The vote was recorded as follows: In Favour: 41; Opposed: 0; Abstention: 0

CARRIED UNANIMOUSLY

After further discussion, the Chair called for the vote on the entire package of strata bylaws as amended. The vote was recorded as: In Favour: 41; Opposed: 0 Abstentions: 0.

CARRIED UNANIMOUSLY

¾ VOTE RESOLUTION #2 – APPROVAL FOR CANCELLATION OF STRATA MANAGEMENT CONTRACT

It was Moved and Seconded to place ¾ Vote Resolution #2 – Approval for Cancellation of Strata Management Contract on the floor for discussion:

WHEREAS The Strata Property Act section 39 (1) specifies that “A contract entered into by or on behalf of the strata corporation for the provision of strata management services to the strata corporation may be cancelled ... (a) by the strata corporation on 2 months’ notice if the cancellation is first approved by a resolution passed by a ¾ vote at an annual or special general meeting”.

AND WHEREAS The Strata Council wishes the discretion to terminate the strata management contract without the need for a special general meeting.

BE IT RESOLVED, by a ¾ vote resolution of the Owners, Strata Plan BCS 2025 that the duly elected Strata Council is authorized to cancel the strata management contract on 2 months’ written notice.

After discussion, the Chair called for the vote. The vote was recorded as: **In Favour: 41; Opposed: 0; Abstentions: 0**

CARRIED UNANIMOUSLY

OTHER BUSINESS:

a) **CONFIRMATION OF STRATA MANAGEMENT CONTRACT**

It was Moved and Seconded that confirmation of the strata management contract be placed on the floor for discussion.

The Strata Property Act (Section 24(2)) has a requirement that a strata management contract entered into before the first annual general meeting needs to be ratified by a majority vote at the second annual general meeting in order to continue.

After discussion, the Chair called for the vote. The vote was recorded as: **In Favour:41; Opposed: 0; Abstention: 0. CARRIED UNANIMOUSLY**

b) **UPDATE OF SGM RESOLUTIONS PASSED (September 11, 2007)**

Ross Payzant, Vice President reviewed the findings of the recent Engineer's report by Spratt Emanuel Engineering Ltd. The engineering services came in at a cost of \$3500 plus tax and disbursements (\$3800.37) up to December 31, 2007. He noted the engineer stated that "Encapsulation is an acceptable procedure for containment of asbestos paper". Ross Payzant also discussed a recent Mechanical Systems Review report by Douglas Spratt & Associates (ordered at a cost of \$1575 (\$1500 plus \$75 GST)). The approved SGM resolution for an independent Engineer's Report authorized expenditures of up to \$10,000 from the Contingency Reserve Fund.

Karen Lesarge, Secretary indicated the additional legal expenses to complete the strata bylaws totaled \$870.75 to date. The approved SGM resolution for legal fees in completing drafting of strata bylaws authorized expenditures of up to \$3000 from the Contingency Reserve Fund.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:39 p.m.

NEXT COUNCIL MEETING:

The first meeting for the newly elected Council is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. in #307.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the expense of the owner, not the Strata Corporation.

RETURNED CHEQUES CAN BE COSTLY

Cheques payable to your Strata Plan or to Pacifica First Management Ltd. which are returned by your bank as NSF or stop payment or for any other reason will be charged \$31.50. We regret the need to do this; however, the cost to reprocess the cheque and adjust an owner's account is based on a substantial amount of work. These charges apply not only to conventional cheques, but also to PAC automatic deposits.

KORET LOFTS – BCS 2025 - Strata Corporation Rules

1. Moving In and Out

- 1.1 An owner must conform and ensure that any tenants conform to the Move In and Move Out rules established by Council from time to time.
- 1.2 A resident must provide notice to the property management company of all moving arrangements at least 48 hours prior to the moving date. All moves are on a first come, first serve basis. Only one move will be allowed to occur at a time.
- 1.3 Should a move occur without proper notice, the owner will be fined in accordance with the Bylaws.
- 1.4 When moving in or moving out, a non-refundable administration fee of \$100.00 will be billed to the owner's strata account.
- 1.5 When the moving vehicle arrives, a member of the staff must be contacted to ensure that the protective padding is in place and that the elevator is in service mode. (Concierge: 604-685-5455 (Mon – Fri moves only), weekend moves see 1.2)).
- 1.6 The elevator doors must not be jammed or wedged open at any time. An elevator key is available from the concierge for a \$100.00 deposit, refundable upon return of key.
- 1.7 An owner, occupant or tenant must ensure that a responsible person is in the lobby during the move for security reasons when the main door is open. Residents are responsible for their possessions.
- 1.8 Owners or residents are responsible for any damage caused to the building as the result of moving in or out.
- 1.9 Upon completion of a move, the staff must be informed so that the elevator can be put back into operational mode. (Concierge: 604-685-5455 (Mon – Fri moves only), weekend moves see 1.2)).
- 1.10 Contraventions of any of the above rules are subject to a fine.

2. Proximity Key Cards

- 2.1 If any resident requires additional proximity key cards, contact the property management company. The cost of the first additional card is \$75.00 and subsequent cards are \$200.00. For fobs, the cost of the first additional fob is \$100 and subsequent fobs are \$225. The cost to replace a defective card is \$25.00. The cost to replace a defective fob is \$50.00 (return of the defective card/fob is required at time of replacement).
- 2.2 Cloning of a proximity key card is not permitted.

3. Keys

- 3.1 Residents who re-key their suites are advised to supply the concierge or building manager with a spare key for emergencies.

4. Resident's and Visitor's Parking

- 4.1 A resident or visitor operating a vehicle in the parking areas must not exceed 10km/hr.

- 4.2 Parking stalls are for owner's/lessee's use only. Failure to comply with this will result in the vehicle being towed without notice. All costs associated with such removal will be charged to the owner of the vehicle

5. Car Washing

- 5.1 Washing of vehicles in the parkade is prohibited.

6. Notice Boards

- 6.1 The notice board located on the ground level is for the use of residents and the strata corporation only. Notices must include the date posted. Notices will be removed after 30 days, but can be renewed when this time expires.

7. Courtyard

- 7.1 Requests to book the courtyard for private functions must be made to the property management company and are subject to approval by the strata council.

8. Noises and Disturbances

- 8.1 Noises and disturbances that affect other residents are a problem. Each reported disturbance is subject to a fine.
- 8.2 Advise your guests, when they are in the hallway, that their voices can be heard in adjoining suites.
- 8.3 Loud music and other noises from parties must not continue past 11:00pm.

9. Garbage

- 9.1 A resident must ensure that ordinary household refuse and garbage is securely wrapped and placed in the containers provided for that purpose. Recyclable materials should be disposed of in designated areas and material other than recyclable or ordinary refuse and garbage is removed appropriately.

10. Pets

- 10.1 Pets are not permitted to urinate or defecate in the courtyard, and if any pet does urinate or defecate in the courtyard, the owner shall immediately and completely remove all of the pet's waste from the courtyard and dispose of it in a waste container or by some other sanitary means.

11. Security Tips and Reminders

- 11.1 Take a moment to check what is going on around you! Get to know your neighbors.
- 11.2 Do not let unknown people in the main door as you exit and enter. If a stranger wants to enter the building when you open the doors, politely ask them to use their own key or use the entry phone to call the suite they wish to visit.
- 11.3 Remember, if a resident closes a door on you, they probably don't know you, and are concerned for the security and safety of the building.
- 11.4 Security cameras are located in the following areas for your safety: front gate, front door, lobby, elevator cabs, parkade lobby and the parkade ramp. Panic buttons equipped with alarm and flashing light are located beside the front door intercom and in the parkade elevator lobby.

- 11.5 Do not wedge doors open – if you see them wedged please feel free to dislodge the obstruction
- 11.6 If you are following somebody into the parkade, or find the gate open as you approach you may not have enough time to get your car in before the gate comes down. If the gate closes before you have cleared the entrance it may cause damage to your car and/or could result in the gate jamming, thereby preventing other vehicles from entering or leaving the parkade. It could also cause expensive damage to the gate for which you will be responsible.
- 11.7 Stop your car after you have entered the parkade and wait until the gate has closed before proceeding. This will prevent access to the building by unknown cars and non-residents on foot. Failure to do so will result in a fine.

12. Rentals

- 12.1 Prior to the possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a notice of tenants responsibilities in Form K, a copy of which must be forwarded to the strata council via fax, email or mail within 2 weeks time.

13. Christmas Trees and Decorations

- 13.1 Christmas trees should be taken off site in tree bags for disposal. They are not to be left behind in the garbage/recycling rooms or on common property.
- 13.2 Tree needles should not be left behind in the common property (including and not limited to hallways, elevators, lobbies, underground parkade, courtyard and stairs) and should be cleaned up when transporting Christmas trees in and out of the building.
- 13.3 All Christmas trees, decorations and lighting should be taken down no later than January 15 of each year.

14. Notices and Signs

- 14.1 Signs and notices should not be attached to the elevator, lobby walls or other common property except with authorization of the strata council.

The Owner's Strata Plan BCS 2025 - Koret Lofts
 45 - 99, 55 East Cordova Street, Vancouver, BC V6A 0A5
 2007 - 2008 ADOPTED Operating Budget

	Dec 1/06 - Nov 30/07 ADOPTED BUDGET	12 MONTHS ACTUAL	VARIANCE OVER (UNDER)	ANNUAL ADOPTED Dec 1/07 - Nov 30/08 BUDGET	
<u>INCOME</u>					
1	Owners Contributions	\$ 371,122.00	\$ 371,122.44	\$ 0.44	\$ 371,122.00
2	Interest Income - O/F	\$ -	\$ 1,843.82	\$ 1,843.82	\$ 1,421.00
3	Interest Income - CRF	\$ -	\$ 1,441.05	\$ 1,441.05	\$ 1,200.00
4	Other Income	\$ -	\$ 2,120.00	\$ 2,120.00	\$ -
5	Other Income	\$ -	\$ 296.20	\$ 296.20	\$ -
6	Late Fee	\$ -	\$ 568.12	\$ 568.12	\$ -
7	Other Income - Bylaw Fine	\$ -	\$ 200.00	\$ 200.00	\$ -
8	Other Income - Cards/Fobs	\$ -	\$ 4,450.00	\$ 4,450.00	\$ 1,500.00
9	TOTAL INCOME:	\$ 371,122.00	\$ 382,041.63	\$ 10,919.63	\$ 375,243.00
<u>EXPENSES</u>					
10	Annual Fireline Charge	\$ -	\$ 786.00	\$ (786.00)	\$ 800.00
12	Bank Service Charges	\$ -	\$ 480.00	\$ (480.00)	\$ 500.00
Building Manager					
14	Wages	\$ -	\$ 33,997.49	\$ (33,997.49)	\$ 34,000.00
15	EI	\$ -	\$ 850.09	\$ (850.09)	\$ 850.00
16	CPP	\$ -	\$ 1,507.28	\$ (1,507.28)	\$ 1,510.00
17	WCB	\$ -	\$ 417.85	\$ (417.85)	\$ 420.00
18	Total Building Manager	\$ -	\$ 36,772.71	\$ (36,772.71)	\$ 36,780.00
19	CHOA Expense	\$ -	\$ 550.00	\$ (550.00)	\$ 550.00
20	Cellular	\$ -	\$ 600.92	\$ (600.92)	\$ 725.00
21	Electricity	\$ 14,000.00	\$ 16,446.49	\$ (2,446.49)	\$ 17,000.00
22	Elevator	\$ 6,500.00	\$ 4,426.56	\$ 2,073.44	\$ 4,800.00
23	Emergency Generator	\$ 1,500.00	\$ 1,353.89	\$ 146.11	\$ 1,500.00
24	Fire Alarm Monitoring	\$ 1,510.00	\$ 218.50	\$ 1,291.50	\$ 800.00
25	Fire Safety Services	\$ 4,000.00	\$ 7,454.98	\$ (3,454.98)	\$ 6,500.00
26	Gas	\$ 37,000.00	\$ 13,326.50	\$ 23,673.50	\$ 17,500.00
General Repairs and Maintenance					
28	Cleaning & Building Supplies	\$ 6,000.00	\$ 4,735.78	\$ 1,264.22	\$ 5,000.00
31	General Maintenance	\$ 12,000.00	\$ 22,647.44	\$ (10,647.44)	\$ 30,800.00
33	Janitorial Contract	\$ 10,000.00	\$ 10,853.10	\$ (853.10)	\$ 19,500.00
34	Landscaping	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 1,000.00
39	Total General R & M	\$ 33,000.00	\$ 38,236.32	\$ (5,236.32)	\$ 56,300.00
40	Insurance	\$ 39,349.00	\$ 41,876.26	\$ (2,527.26)	\$ 44,000.00
41	Legal	\$ -	\$ 2,122.30	\$ (2,122.30)	\$ -
42	Management Fees	\$ 27,275.00	\$ 27,540.00	\$ (265.00)	\$ 27,525.00
43	Miscellaneous	\$ 2,000.00	\$ 1,663.30	\$ 336.70	\$ 1,600.00
44	Office Services	\$ 3,750.00	\$ 6,148.34	\$ (2,398.34)	\$ 5,000.00
45	Pest Control	\$ 2,000.00	\$ 1,436.30	\$ 563.70	\$ 1,500.00
46	Recycling	\$ 2,000.00	\$ 1,388.88	\$ 611.12	\$ 1,400.00

The Owner's Strata Plan BCS 2025 - Koret Lofts
 45 - 99, 55 East Cordova Street, Vancouver, BC V6A 0A5
2007 - 2008 ADOPTED Operating Budget

47 Security/Concierge	\$ 125,000.00	\$ 90,987.20	\$ 34,012.80	\$ 86,500.00
48 Sewer (See Water)	\$ 6,500.00	\$ -	\$ 6,500.00	\$ -
49 Telephone	\$ 2,000.00	\$ 3,855.40	\$ (1,855.40)	\$ 3,850.00
50 Waste Removal	\$ 18,000.00	\$ 15,048.97	\$ 2,951.03	\$ 16,000.00
51 Water	\$ 12,000.00	\$ 8,438.08	\$ 3,561.92	\$ 10,000.00
52 Sub-Total	\$ 337,384.00	\$ 321,157.90	\$ 16,226.10	\$ 341,130.00
53 Contingency Reserve fund (10%)	\$ 33,738.40	\$ 33,738.40	\$ -	\$ 34,113.00
54 Interest - Contingency	\$ -	\$ 1,441.05	\$ (1,441.05)	\$ -
55 TOTAL EXPENSES	\$ 371,122.40	\$ 356,337.35	\$ 14,785.05	\$ 375,243.00
56 Net Surplus / (Loss)		\$ 25,704.28	\$ 25,704.68	

The Owner's Strata Plan BCS 2025 - KORET LOFTS

55 - 99 East Cordova Stret, Vancouver, BC V6A 0A5

2007-2008 Adopted Monthly Strata Fees

UNIT NO.	STRATA LOT NO.	UNIT ENTITLEMENT	OPERATING EXPENSES CONTRIBUTION	CONTINGENCY CONTRIBUTION	MONTHLY STRATA FEES
117	1	160	\$393.09	\$39.79	\$432.88
116	2	100	\$245.68	\$24.87	\$270.55
115	3	92	\$226.03	\$22.88	\$248.91
114	4	91	\$223.57	\$22.63	\$246.20
113	5	133	\$326.75	\$33.08	\$359.83
112	6	145	\$356.24	\$36.06	\$392.30
111	7	148	\$363.61	\$36.81	\$400.42
110	8	161	\$395.55	\$40.04	\$435.59
109	9	130	\$319.39	\$32.33	\$351.72
108	10	143	\$351.33	\$35.56	\$386.89
107	11	143	\$351.33	\$35.56	\$386.89
106	12	140	\$343.95	\$34.82	\$378.77
105	13	149	\$366.07	\$37.05	\$403.12
104	14	120	\$294.82	\$29.84	\$324.66
103	15	189	\$464.34	\$47.00	\$511.34
102	16	104	\$255.51	\$25.86	\$281.37
101	17	97	\$238.32	\$24.12	\$262.44
118	18	112	\$275.17	\$27.85	\$303.02
221	19	96	\$235.86	\$23.87	\$259.73
220	20	77	\$189.18	\$19.15	\$208.33
219	21	64	\$157.23	\$15.92	\$173.15
218	22	61	\$149.87	\$15.17	\$165.04
217	23	73	\$179.35	\$18.15	\$197.50
216	24	87	\$213.74	\$21.64	\$235.38
215	25	85	\$208.83	\$21.14	\$229.97
214	26	101	\$248.14	\$25.12	\$273.26
213	27	94	\$230.94	\$23.38	\$254.32
212	28	86	\$211.29	\$21.39	\$232.68
211	29	128	\$314.48	\$31.83	\$346.31
210	30	62	\$152.32	\$15.42	\$167.74
209	31	65	\$159.70	\$16.16	\$175.86

The Owner's Strata Plan BCS 2025 - KORET LOFTS

55 - 99 East Cordova Stret, Vancouver, BC V6A 0A5

2007-2008 Adopted Monthly Strata Fees

UNIT NO.	STRATA LOT NO.	UNIT ENTITLEMENT	OPERATING EXPENSES CONTRIBUTION	CONTINGENCY CONTRIBUTION	MONTHLY STRATA FEES
208	32	74	\$181.81	\$18.40	\$200.21
207	33	128	\$314.48	\$31.83	\$346.31
206	34	91	\$223.57	\$22.63	\$246.20
205	35	85	\$208.83	\$21.14	\$229.97
204	36	100	\$245.68	\$24.87	\$270.55
203	37	111	\$272.71	\$27.60	\$300.31
202	38	83	\$203.92	\$20.64	\$224.56
201	39	68	\$167.07	\$16.91	\$183.98
222	40	79	\$194.09	\$19.65	\$213.74
321	41	97	\$238.32	\$24.12	\$262.44
320	42	77	\$189.18	\$19.15	\$208.33
319	43	64	\$157.23	\$15.92	\$173.15
318	44	60	\$147.41	\$14.92	\$162.33
317	45	73	\$179.35	\$18.15	\$197.50
316	46	87	\$213.74	\$21.64	\$235.38
315	47	85	\$208.83	\$21.14	\$229.97
314	48	100	\$245.68	\$24.87	\$270.55
313	49	93	\$228.48	\$23.13	\$251.61
312	50	93	\$228.48	\$23.13	\$251.61
311	51	127	\$312.02	\$31.58	\$343.60
310	52	62	\$152.32	\$15.42	\$167.74
309	53	65	\$159.70	\$16.16	\$175.86
308	54	74	\$181.81	\$18.40	\$200.21
307	55	128	\$314.48	\$31.83	\$346.31
306	56	91	\$223.57	\$22.63	\$246.20
305	57	85	\$208.83	\$21.14	\$229.97
304	58	99	\$243.23	\$24.62	\$267.85
303	59	111	\$272.71	\$27.60	\$300.31
302	60	82	\$201.46	\$20.39	\$221.85
301	61	68	\$167.07	\$16.91	\$183.98
322	62	79	\$194.09	\$19.65	\$213.74

The Owner's Strata Plan BCS 2025 - KORET LOFTS

55 - 99 East Cordova Street, Vancouver, BC V6A 0A5

2007-2008 Adopted Monthly Strata Fees

UNIT NO.	STRATA LOT NO.	UNIT ENTITLEMENT	OPERATING EXPENSES CONTRIBUTION	CONTINGENCY CONTRIBUTION	MONTHLY STRATA FEES
421	63	97	\$238.32	\$24.12	\$262.44
420	64	76	\$186.72	\$18.90	\$205.62
419	65	63	\$154.78	\$15.67	\$170.45
418	66	62	\$152.32	\$15.42	\$167.74
417	67	73	\$179.35	\$18.15	\$197.50
416	68	87	\$213.74	\$21.64	\$235.38
415	69	86	\$211.29	\$21.39	\$232.68
414	70	102	\$250.59	\$25.37	\$275.96
413	71	94	\$230.94	\$23.38	\$254.32
412	72	92	\$226.03	\$22.88	\$248.91
411	73	128	\$314.48	\$31.83	\$346.31
410	74	62	\$152.32	\$15.42	\$167.74
409	75	65	\$159.70	\$16.16	\$175.86
408	76	74	\$181.81	\$18.40	\$200.21
407	77	127	\$312.02	\$31.58	\$343.60
406	78	90	\$221.12	\$22.38	\$243.50
405	79	85	\$208.83	\$21.14	\$229.97
404	80	100	\$245.68	\$24.87	\$270.55
403	81	110	\$270.25	\$27.36	\$297.61
402	82	81	\$199.01	\$20.14	\$219.15
401	83	68	\$167.07	\$16.91	\$183.98
422	84	77	\$189.18	\$19.15	\$208.33
521	85	97	\$238.32	\$24.12	\$262.44
520	86	76	\$186.72	\$18.90	\$205.62
519	87	62	\$152.32	\$15.42	\$167.74
518	88	62	\$152.32	\$15.42	\$167.74
517	89	73	\$179.35	\$18.15	\$197.50
516	90	86	\$211.29	\$21.39	\$232.68
515	91	86	\$211.29	\$21.39	\$232.68
514	92	102	\$250.59	\$25.37	\$275.96
513	93	94	\$230.94	\$23.38	\$254.32

The Owner's Strata Plan BCS 2025 - KORET LOFTS

55 - 99 East Cordova Street, Vancouver, BC V6A 0A5

2007-2008 Adopted Monthly Strata Fees

UNIT NO.	STRATA LOT NO.	UNIT ENTITLEMENT	OPERATING EXPENSES CONTRIBUTION	CONTINGENCY CONTRIBUTION	MONTHLY STRATA FEES
512	94	92	\$226.03	\$22.88	\$248.91
511	95	128	\$314.48	\$31.83	\$346.31
510	96	63	\$154.78	\$15.67	\$170.45
509	97	65	\$159.70	\$16.16	\$175.86
508	98	73	\$179.35	\$18.15	\$197.50
507	99	127	\$312.02	\$31.58	\$343.60
506	100	91	\$223.57	\$22.63	\$246.20
505	101	85	\$208.83	\$21.14	\$229.97
504	102	100	\$245.68	\$24.87	\$270.55
503	103	110	\$270.25	\$27.36	\$297.61
502	104	81	\$199.01	\$20.14	\$219.15
501	105	69	\$169.52	\$17.16	\$186.68
522	106	78	\$191.63	\$19.40	\$211.03
	107	138	\$339.04	\$34.32	\$373.36
610	108	94	\$230.94	\$23.38	\$254.32
	109	128	\$314.48	\$31.83	\$346.31
	110	143	\$351.33	\$35.56	\$386.89
607	111	117	\$287.45	\$29.10	\$316.55
606	112	126	\$309.57	\$31.33	\$340.90
605	113	123	\$302.19	\$30.59	\$332.78
604	114	186	\$456.97	\$46.26	\$503.23
	115	129	\$316.93	\$32.08	\$349.01
602	116	128	\$314.48	\$31.83	\$346.31
601	117	92	\$226.03	\$22.88	\$248.91
612	118	73	\$179.35	\$18.15	\$197.50
Total:	118	11431	\$28,084.10	\$2,842.77	\$30,926.87

Annual Total: **\$337,009.20** **\$34,113.24** **\$371,122.44**



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
 Toll Free: 1-800-665-3310 Website -www.coastalinsurance.com - e-mail: info@coastalinsurance.com

Policy No. **CBCS 2025** **DECLARATIONS** Replacing Policy No. - n/a

Name of Insured:	The Owners of Strata Plan BCS 2025 Koret Lofts
Location Address:	55 E Cordova Street, Vancouver, BC, V6A 0A5
Additional Named Insured:	Pacifica First Management Ltd., 218 - 2006 Main Street, Vancouver, BC V5T 3C2
Policy Period:	09/29/07 to 09/29/08 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

INSURING AGREEMENTS	Deductibles (\$)	Limits (\$)
PROPERTY COVERAGES - STR09/06R		
All Property, All Risks, Guaranteed Replacement Cost, Bylaws	1,000	29,700,000
Water Damage	2,500	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	2,500	Included
Earthquake Damage	20%	Included
Flood Damage	10,000	Included
Key & Lock	250	10,000
BLANKET EXTERIOR GLASS INSURANCE Aviva Insurance Company of Canada - Form 820000 (11/98)	100 250	Residential Commercial Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102(Rev.11/98)		
Coverage A - Bodily Injury & Property Damage Liability Products & Completed Operations	Per Occurrence Aggregate 500 500	5,000,000 5,000,000
Coverage B - Personal Injury Liability	Per Occurrence 500	5,000,000
Coverage C - Medical Payments	Any One Person Per Occurrence 25,000	25,000
Coverage D - Tenants Legal Liability	500	500,000
Non-Owned Automobile - SPF #6 - Form 335002	Per Occurrence	5,000,000
Contractual Liability - SEF #96	Per Occurrence 500	50,000
Excluding Long Term Leased Vehicle - S.E.F. No. 99	Per Occurrence	5,000,000
Limited Pollution Liability Coverage	Aggregate	1,000,000
Employee Benefit Liability - Form 000200	Aggregate	1,000,000
Advertising Liability - Form 000117	Per Occurrence 1,000	500,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2(04/01) Claims Made Form	500 Retention	2,000,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL5CP(05/04) -Claims Made Form - Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	10,000 Retention	1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN		Not Insured
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION Form 500000 (Rev.01/2000)		
I Employee Dishonesty - Form A		10,000
II Loss Inside the Premises		5,000
III Loss Outside the Premises		5,000
IV Money Orders and Counterfeit Paper Currency		5,000
V Depositors Forgery		5,000
EQUIPMENT BREAKDOWN		
I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost - Form C780016(02/06)	1,000	29,700,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (02/06)	1,000	10,000
III Extra Expense - Form C780033 (02/06)	24 Hour Waiting Period	100,000
IV Ordinary Payroll - 90 Days - Form C780034 (02/06)	24 Hour Waiting Period	100,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****
 This Policy contains a clause(s), which may limit the amount payable.
 This policy shall not be valid or binding unless countersigned by a duly
 Authorized Representative of the Insurer.

Lu Valpette
 President

Coastal Insurance Services Ltd.



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2051
 Toll Free 1-800-665-3310 Website -www.coastalinsurance.com - e-mail info@coastalinsurance.com



Policy No. CBCS 2025

POLICY ENDORSEMENT

Reason For Endorsement - increasing All Property limit by \$3,861,000 to now read and cover in the amount of \$33,561,000 - All other Policy Terms and Conditions remain unchanged

Name of Insured:	The Owners of Strata Plan BCS 2025 Koret Lofis		
Location Address:	55 E Cordova Street, Vancouver, BC V6A 0A5		
Additional Named Insured:	Pacifica First Management Ltd., 218 - 2006 Main Street, Vancouver, BC V5T 3C2		
Policy Period:	09/29/07 to 09/29/08 (mm/dd/yy) 12:01 a.m. Standard Time	Effective Date of Change:	04/10/08 mm/dd/yy
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia		
Insurers:	As Per List of Participating Insurers on file.		

ENDORSEMENT- Previous declaration, is amended as shown below.

INSURING AGREEMENTS		Deductibles (\$)	Limits (\$)
PROPERTY COVERAGES STR09/06R			
All Property, All Risks, Guaranteed Replacement Cost, Bylaws			33,561,000
Water Damage		1,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		2,500	Included
Earthquake Damage		20%	Included
Flood Damage		10,000	Included
Key & Lock		250	10,000
BLANKET EXTERIOR GLASS INSURANCE Aviva Insurance Company of Canada - Form 820000 (11/98)			
	Residential	100	Blanket
	Commercial	250	
COMMERCIAL GENERAL LIABILITY - Form 000102(Rev.11/98)			
Coverage A - Bodily Injury & Property Damage Liability	Per Occurrence	500	5,000,000
Products & Completed Operations	Aggregate	500	5,000,000
Coverage B - Personal Injury Liability	Per Occurrence	500	5,000,000
Coverage C - Medical Payments	Any One Person		2,500
	Per Occurrence		25,000
Coverage D - Tenants Legal Liability		500	500,000
Non-Owned Automobile Endorsement SPF #6 - Form 335002	Per Occurrence		5,000,000
Contractual Liability Endorsement SEF #96	Per Occurrence		50,000
Excluding Long Term Leased Vehicle Endorsement - S.E.F. No. 99	Per Occurrence	500	5,000,000
Limited Pollution Liability Coverage Endorsement	Aggregate		1,000,000
Employee Benefit Liability - Form 000200	Aggregate		1,000,000
Advertising Liability - Form 000117	Per Occurrence	1,000	500,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2(04/01) Claims Made Form		500 Retention	2,000,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL5CP(05/04)			
Claims Made Form - Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		10,000 Retention	1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN			Not Insured
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION			
Form 500000 (Rev.01/2000)			
I Employee Dishonesty - Form A			10,000
II Loss Inside the Premises			5,000
III Loss Outside the Premises			5,000
IV Money Orders and Counterfeit Paper Currency			5,000
V Depositors Forgery			5,000
EQUIPMENT BREAKDOWN			
I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost - Form C780016(02/06)		1,000	33,561,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (02/06)		1,000	10,000
III Extra Expense - Form C780033 (02/06)	24 Hr Waiting Period		100,000
IV Ordinary Payroll - 90 Days - Form C780034 (02/06)	24 Hr Waiting Period		100,000

Additional Premium: \$ 2,530

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****
 This Policy contains a clause(s), which may limit the amount payable
 This policy shall not be valid or binding unless countersigned by a duly
 Authorized Representative of the Insurer.

President
 Coastal Insurance Services Ltd.

Asbestos Exposure Control Plan

**For Koret Lofts(Strata BCS2025) at 55 East Cordova
Street, Vancouver, BC**

**Submitted By: Pacific Environmental Consulting & Occupational
Hygiene Services (Vancouver)**

May 23rd 2007

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Strata BCS2025
55 East Cordova Street
Vancouver, BC

Asbestos Exposure Control Plan

Statement of Purpose and Responsibilities

On April 15th 1998 WorkSafe BC introduced the current **WorkSafe BC Occupational Health and Safety Regulation**. Compliance with this Regulation is a legal requirement and provides a basis for both employers and workers to work together to solve health and safety issues by successfully identifying potential health hazards.

Strata BCS2025 is committed to ensuring the well-being of employees, outside contractors and building occupants at 55 East Cordova Street, Vancouver, BC, and to this end has developed a comprehensive Asbestos Exposure Control Plan (AECPP) specific to this property in order to satisfy these needs with regard to asbestos issues.

The single most important factor in developing this AECPP is to ensure that all building occupants, employees and contract workers do not become inadvertently exposed to asbestos fibres.

From a responsibility standpoint, this program is made up of two basic components.

A. Management Procedures and Operation and Maintenance procedures. (Strata BCS2025 responsibilities)

Management Procedures include, but are not limited to, the following:

- Co-ordination of work activities that relate to asbestos containing areas.
- Asbestos identification program.
- Inspection and reassessment procedures.
- Program review.

Operations and maintenance procedures include, but are not limited to, the following:

- Work procedures.
- Worker awareness training.
- Emergency work procedures.
- Waste management.

B. Tenant and outside contractor responsibilities.

Tenant and Contractors Procedures include:

- Acting on written notification regarding asbestos locations
- Informing employees of asbestos locations.
- Informing The Strata Council members of scheduled or planned renovations.
- Ensuring workers at risk have appropriate training.
- Ensuring work is carried out using appropriate Work Procedures as defined by regulation.

Mr. Marc Williams - Strata BCS2025
Asbestos Exposure Control Plan Manager

1. Introduction

In response to the current WorkSafe BC Occupational Health and Safety Regulation, it has been concluded that a safeguard policy regarding an Asbestos Exposure Control Plan (AECPP) should be established for the property located at 55 East Cordova Street, Vancouver, BC. This AECPP addresses not only the effects that asbestos containing materials may have on the routine maintenance of the building, but also the health and safety of the occupants and any outside contractors involved with renovation work, general repairs and routine maintenance. In addition to addressing these issues, a clear procedure for carrying out emergency repair work must be documented to ensure that no building occupant or worker is inadvertently exposed to airborne asbestos fibres.

The Asbestos Exposure Control Plan (AECPP) is intended to identify, assess and control any potential health hazard caused by the presence of asbestos identified in the building. The primary focus of the AECPP is to eliminate or mitigate against inadvertent worker exposure to airborne asbestos fibres and to ensure the health and safety of both building residents and workers.

To accomplish these goals this Asbestos Exposure Control Plan has been developed, in conjunction with Pacific Environmental Consulting, (a consulting company with specialist expertise in this area) Specific work procedures, general work practices and training to facilitate the implementation of the Asbestos Exposure Control Plan are an integral part of this document.

The Asbestos Exposure Control Plan includes a detailed inventory and risk assessment of all asbestos-containing materials in the property located at 55 East Cordova Street, Vancouver, BC, and the control of those materials. There are two components to the AECPP:

The first part of the program is a management system which provides for a periodic reassessment of asbestos-containing materials based on an industry accepted assessment algorithm. Should routinely scheduled inspections indicate continuing disturbance or deterioration of friable asbestos, such material shall be removed or otherwise remediated in some other manner compliant with the requirements of the prevailing WorkSafe BC Occupational Health & Safety Regulation. In addition, any proposed building renovation, expansion or demolition project shall incorporate the removal of asbestos containing materials whenever such work impacts on the existing asbestos products.

The second part of the program is an Operations and Maintenance System which controls all routine maintenance, alteration, repair or other work activities which may disturb existing asbestos containing materials. All routine, scheduled annual inspections of asbestos containing materials must be recorded and inserted into Appendix D. Similarly, any changes to the asbestos inventory due to systematic or scheduled removal are also recorded and a list is kept current in Appendix F. This AECPP must be reviewed at least annually and records of these reviews will be kept in Appendix 'E'.

2.0 Asbestos

Asbestos is a generic term used to describe a group of naturally occurring fibrous minerals divided on the basis of their mineralogical properties into serpentines (snake-like or "S"-shaped) and amphiboles ("needle-like"). The most significant health affecting property of asbestos is the presence of long, thin fibres and their ability to easily and repeatedly separate along their length into thinner and thinner, more easily respirable fibres.

Recognising the potential adverse health effects of asbestos exposure to occupants and maintenance workers alike, a survey was commissioned for the presence of asbestos containing materials in order to identify asbestos use locations within 55 East Cordova Street.

An asbestos survey report for 55 East Cordova Street is included in Appendix A that addresses the extent of those materials.

2.1 Potential Health Effects of Asbestos

Asbestos has been recognised as a health hazard for people employed in its production and processing for centuries. However, it was not until the late Nineteenth century, with the onset of the Industrial Revolution, that its use became widespread, and it was not until the early part of the Twentieth century that the relationship between the use of asbestos and a variety of health effects became a source of concern to the medical profession.

Since the beginning of the twentieth century, many diseases have been linked to continued and excessive exposure to asbestos fibres, although it must be said that not all exposures have resulted in the manifestation of these diseases. The mechanism of exposure versus the onset of asbestos related diseases is still not fully understood, what is known is that there is typically a long latency period between the time of exposure and the occurrence of disease-related symptoms. This latency period can typically be between 10-40 years. Asbestosis, Mesothelioma and Lung Cancer are the diseases most commonly associated with asbestos exposure.

2.2 Asbestos Uses

Asbestos is inexpensive to mine and has some very varied and useful physical properties. As a result, it has been used in over 3000 different commercial products worldwide. Some of these desirable physical properties include:

- High temperature resistance
- Tensile strength greater than steel
- Good soundproofing properties
- High chemical resistance
- Good electrical insulating properties
- Good mechanical strength

The asbestos materials survey that discovered the presence of asbestos-containing paper within 55 East Cordova Street was conducted in February 2007. The results of this survey are attached in Appendix A.

Asbestos has been widely used in building construction over many years and some uses continue even today. Asbestos products are generally classed into two groups; friable and non-friable. Friable materials are those that, when dry, can be crumbled, pulverized or reduced to powder using hand pressure. The use of friable materials in construction is banned today but due to its widespread use in the past, these materials are still present in many buildings. In order to establish an Asbestos Exposure Control Plan all uses of asbestos must be known.

2.3 Potential Effects of Asbestos at 55 East Cordova Street

The Ontario Royal Commission looking into asbestos health risks concluded that the risk of contracting an asbestos related disease is negligible for building occupants or tenants but acknowledged that the risk for custodial and maintenance workers is higher. This is because maintenance workers are more likely to come into contact with, and disturb, asbestos containing materials in the normal course of their work.

The asbestos hazard survey conducted at 55 East Cordova Street identified known locations where asbestos construction paper has been used. If any strata member or worker is unsure of the material he or she is dealing with, they must follow the procedures for bulk sampling identified in Appendix C and have a sample of the suspect material analysed before performing any work that may disturb the unknown material.

The quantities of asbestos found at this property will have an impact on both routine maintenance and any future renovation work. Regular maintenance activities may become more difficult if they involve dealing with asbestos containing materials. Custodial activities can also be affected by the presence of asbestos containing materials though this is unlikely in the case of 55 East Cordova, as can dealing with emergency repairs. Planned building renovations and expansions will be influenced by the presence of asbestos containing materials and procedures for any future work of this nature are detailed in the site specific AECF.

3. Asbestos Exposure Control Plan (AECPP)

The Asbestos Exposure Control Plan contains two main components: a Management component (designed to deal with the identification of all asbestos containing materials and the regular inspection of these materials), and an Operations and Maintenance program. The operations and maintenance program includes procedures for dealing with unidentified products that may be encountered during maintenance which may contain asbestos.

3.1 Objectives of the Exposure Control Plan

The maintenance of a safe environment for building occupants and maintenance workers depends on the establishment of an effective program. The program requires the following actions:

- The assignment of an Asbestos Exposure Control Plan Manager.
- A survey of suspected asbestos containing materials (completed in March 2007).
- Suitably identify and label all asbestos containing materials.
- Remove or repair materials which become damaged, are in poor condition or which will be disturbed by building renovations.
- The development and implementation of procedures for building maintenance personnel for those activities which may potentially disturb asbestos-containing materials.
- The use of appropriately trained and equipped workers who may come into contact with asbestos containing materials.
- Provision for re-inspection and re-evaluation of all asbestos containing materials on a regular, scheduled basis.

3.2 Co-ordination of Work Activities

Due to the perception that the general public has regarding asbestos, an important part of the management function will be to provide factual information and reassurance to building occupants, who may feel affected by the presence of asbestos. In addition, the management function should be involved in the selection and overview of outside technical expertise. The following issues will be addressed by the co-ordinating function:

- Maintain an inventory of identified asbestos materials and their locations throughout the building.
- Ensure occupants, employees and outside contractors are aware of the Asbestos Exposure Control Plan.
- Undertake periodic inspections of identified asbestos containing materials.
- Amend the Asbestos Exposure Control Plan based on the findings of these inspections.
- Promptly investigate complaints by residents or contractors and take appropriate action.
- Develop and implement work procedures relating to the remediation of asbestos-containing material.
- Ensure that work procedures for the handling and disposal of asbestos waste are followed.
- Conduct training seminars in asbestos awareness as required.

3.3 Management

3.3.1 Asbestos Exposure Control Plan Manager

The Asbestos Exposure Control Plan Manager for Strata BCS2025 is:

Mr. Marc Williams

Tel: (604) 899 6063 Fax: (604) 899 6033 Cell: (604) 778 2318588

In the second instance, the following Strata Council member should be contacted:

Tel: (604) _____ Fax: (604) _____ Cell: (604) _____

Overall responsibility and authority for the administration of the AECOP has been assigned to the AECOP Manager who shall:

- a) Implement and manage the AECOP in a conscientious manner and be qualified, through training and experience, in the methodology involved in the safe handling of asbestos in accordance with WorkSafe BC requirements.
- b) Ensure that the location of asbestos containing materials and the presence of suspected asbestos containing materials are documented in a written inventory. The condition, friability and accessibility of asbestos containing materials must be assessed to determine the potential for fibre release.
- c) Inform building occupants and maintenance personnel as well as contracted trades about the presence and location of asbestos containing materials, the tagging or identification system, the hazards of asbestos exposure including safe work procedures that must be followed when working in close proximity to, or contacting, asbestos containing materials.
- d) Develop and implement a surveillance program to monitor the condition of asbestos containing materials throughout the building. Damaged or deteriorated asbestos containing materials must be promptly dealt with by removal, enclosure or encapsulation to prevent the release of airborne asbestos fibres. The AECOP must be formally re-evaluated at least annually. This will include a reassessment of the potential hazard, remedial action as required and an update of the tagging and identification system.
- e) Ensure that a "Notice of Project for Work Involving Asbestos" (NOPA) is sent to WorkSafe BC prior to performing any work activities involving asbestos containing materials. Detailed site specific work procedures must be submitted with the NOPA as well as a site specific risk assessment.
- f) Develop and maintain written work procedures for all service and maintenance activities involving asbestos containing materials.
- g) Monitor and review work performed by maintenance personnel, including contracted trades, to ensure that their work activities are not disturbing asbestos containing materials and that identifying tags or labels are not being inadvertently removed, damaged, painted over, or otherwise defaced.
- h) Communicate with tenants and building occupants to ensure that their activities are not disturbing asbestos containing materials. Tenants and building occupants must have even minor renovations or maintenance and service work authorized by the AECOP Manager.
- i) Renovations and maintenance activities increase the potential for disturbance of asbestos containing materials. Prior to conducting any renovation or maintenance work, the AECOP Manager will review the work to assess the likelihood of asbestos containing materials being disturbed and take the appropriate action to ensure that no asbestos fibres are released. The AECOP Manager will ensure that safe work practises will be used in accordance with the WorkSafe BC Occupational Health and Safety Regulation and that work is only carried out by suitably trained and qualified personnel.

3.3.2 Contractors and Maintenance Personnel

Contractors and Maintenance personnel shall include all contracted trades and they must:

- a) be made aware of the presence and location of all the asbestos containing materials, the AECOP and the tagging and identification system.
- b) not be permitted to disturb any asbestos containing materials.
- c) be trained in the safe handling of asbestos, if required. All work activities relating to asbestos containing materials will only proceed after being authorized by the AECOP Manager.
- d) only carry out renovation, routine maintenance or service work which is likely to disturb asbestos containing materials after the work has been quantified, assessed, and authorized by the AECOP Manager.
- e) immediately inform the AECOP Manager if damage or disturbance of asbestos containing materials occurs during the course of their work.
- f) not damage, remove, paint, or otherwise deface or interfere with the AECOP Identification tags

3.3.3 Tenants and Building Occupants

Tenants and other building occupants shall:

- a) be made familiar with the presence and location of asbestos containing materials and the AECOP, including the labelling and identification system.
- b) not disturb asbestos containing materials. This will prevent any asbestos fibres from being released.
- c) have all renovation, maintenance or service work authorized by the AECOP Manager prior to any work being carried out.
- d) not damage, remove or paint any of the AECOP Identification labels.
- e) immediately inform the AECOP Manager if any asbestos containing materials are damaged or disturbed.

3.3.4 Identification Program

An important part of the ECP is the physical identification of all the asbestos containing materials. To this end, all asbestos containing materials are clearly labelled. The identification system informs maintenance workers or outside contractors about the presence of asbestos containing materials since they are the only ones likely to disturb the materials.

Any labelled material containing asbestos must not be disturbed by maintenance or service personnel, contracted trades, residents or building occupants until the work has been quantified, assessed, and identified by the AECOP Manager. Only suitably trained and qualified personnel familiar with current asbestos safety precautions will be permitted to work on the material. Those materials not labelled shall be considered asbestos free.

3.3.5 Inspections

The periodic inspection of all asbestos containing materials is an integral and required part of the AECOP. These regularly scheduled inspections are intended to document the condition of these materials on a minimum of an annual basis to determine if they are deteriorating or have become damaged since the previous inspection. The results of these periodic inspections are recorded and attached as Appendix D.

3.4 Operations and Maintenance

Procedures for carrying out work involving asbestos containing materials are discussed in Section 3.4.1. Details for informing building occupants and other employees of the overall management program and development of suitable work procedures for work involving asbestos are also included in this section.

3.4.1 Work Procedures

Maintenance workers and contractors may have a need to work near, or actually disturb asbestos containing materials, during the normal course of their work. In order for these workers to proceed in a safe manner, work procedures covering a variety of tasks will be developed by all contracted workers to submit with their NOPA. These procedures will include all work involving:

- Repair of damaged flooring/ceiling materials.
- Moderate risk work procedures.
- Glovebag removal.
- Waste handling.

Contractors and maintenance workers may be required to perform emergency work in areas where asbestos containing materials are located. In these instances, the nature of the work will not permit compliance with all normal requirements of the WorkSafe BC Occupational Health and Safety Regulation insofar as notification of the work to be done. An Emergency Clean-up procedure is given in Appendix B.

3.4.2 Training

Worker training is a regulated requirement for all individuals that may have cause to come into contact with asbestos containing materials during the normal course of their work. The training for maintenance staff that may inadvertently disturb asbestos containing materials will typically be less involved than that of contracted workers, who will be required to show that they have had relevant asbestos procedures training. Both maintenance and custodial staff will be required to undergo training in the recognition of any damaged materials or debris that they may encounter and report their findings immediately to the AECOP Manager for further action.

All contract employees working in areas containing asbestos containing material will be informed of the presence of the material and will be responsible for adequately training their workers to deal correctly with the hazard. The training program will be performed by a specialist asbestos consultant with expertise in the area of hygiene work as it relates to asbestos issues and will include:

- An asbestos awareness program, including health effects and elements of risk.
- Training in the use of personal protective equipment, work procedures and air monitoring.
- An understanding of the requirements of the current WorkSafe BC Occupational Health and Safety Regulation.
- The selection, care and use of respiratory protection.
- An awareness of the Asbestos Exposure Control Plan.

3.4.3 Waste Management

Any asbestos materials accumulated during routine maintenance activities will be stored in a secure, appropriately labelled, designated storage area. When the Strata Council undertakes to remove asbestos containing materials as part of a removal schedule, the removed material will be disposed of along with any other materials removed by a reputable asbestos abatement contractor. All asbestos containing materials will be double-bagged and labelled and will be disposed of in accordance with the current WorkSafe BC Occupational Health and Safety Regulation and Provincial Ministry of Environment requirements.

Asbestos waste includes:

- Debris or asbestos containing materials.
- Disposable coveralls and boots used during asbestos work.
- Sponges and other disposable cleaning materials.
- Plastic drop sheets.
- HEPA vacuum bags.

Asbestos waste must be stored in a sealed, lockable container. It must be transported to the disposal facility by a licensed hazardous waste carrier for the Province of British Columbia in accordance with the requirements of the Ministry of the Environment Hazardous Waste Transportation Regulations. All waste is to be loaded into waste containers in accordance with established low risk procedures. All asbestos waste shall be disposed of in a duly authorized hazardous waste landfill. In order to transport hazardous waste, the Owner must use the previously issued BCG No. by the Ministry of the Environment, Waste Management Branch. This number must accompany all waste generator manifests when material is being shipped for disposal.

It is the responsibility of the Owner to complete the waste manifest for transportation. The owner shall also be required to retain one copy of the manifest.

3.4.4 Air Monitoring

Air monitoring will be conducted in accordance with the requirements of the WorkSafe BC Occupational Health and Safety Regulation: Part 6: Substance Specific Requirements.

Strata BCS2025
55 East Cordova Street
Vancouver, BC

Asbestos Exposure Control Plan

Appendix A

Asbestos Survey Results - February 2007

Air Monitoring Results - March-April 2007



14 March 2007

Our Ref: 7277-R1

Koret Lofts
#55 East Cordova Street
Vancouver, BC,
V6K 1A3

Attention: Mr. Marc Williams

Dear Sir,

Reference: Investigation for the Presence of Construction Paper between Flooring Layers Within Units/Suites only at #55 East Cordova Street

In reference to the above subject matter, Pacific Environmental Consulting Services has, in accordance with your request, completed an investigation for the presence and extent of asbestos containing construction paper between floor layers in the units/suites only within the building located at the above address. This investigation was performed between February 21 and February 27, 2007 and we report the following.

All accessible areas of ceilings within the units/suites were inspected. It should be noted that due to the presence of concrete topping on the floor of each unit/suite from the 1st Floor and above (with the exception of the following suites; 103, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117) all access to the construction paper layer was from the ceiling in the unit/suite below. Representative samples of construction paper suspected of containing asbestos were collected for analysis. A total of one hundred and thirty-six (136) samples of materials suspected of containing asbestos were collected. All samples were analyzed at the in-house laboratory of Pacific Environmental Consulting in accordance with the NIOSH Analytical Method 9002. A copy of our Asbestos Bulk Sample Screen Results spreadsheet is attached to this report for your information and records.

All samples will be stored at our laboratory for a period of one month before being disposed of. Should you wish to keep these samples for longer please notify us within this period.

1.0 Results

1.1 Asbestos Containing Materials

A summary of identified asbestos-containing materials is given below:

Location	Description
Units/Suites in the Main, 1 st , 2 nd , 3 rd , 4 th floors east of shear wall (see attached drawing)	Construction Paper between flooring

A copy of our complete laboratory Asbestos Bulk Sample Spreadsheet is attached to this report for your information and records.

2.0 Results

Asbestos-containing construction paper was identified in this building in the areas identified on the attached drawing.

3.0 WorkSafe BC Regulatory Requirements

Prior to the performance of any work that may disturb asbestos-containing materials it is a regulatory requirement that a qualified person perform a Risk Assessment. This requirement is in compliance with the Worksafe BC Occupational Health & Safety (OH&S) Regulation Part 6 "Substance Specific Requirements", specifically Section 6.6 subsections (1), (2), (3) and (4).

4.0 Risk Assessment, Prepared by Norman Richardson AScT, CRSP, CHSC

Some areas of flooring within units/suites exhibited damaged paper protruding from between the tongue and groove flooring and at the perimeter of the floors. Although the potential for further disturbance of the construction paper is highly unlikely due to its location (it is inaccessible from above due to the presence of a layer of concrete topping on each floor), the construction paper is considered a friable material and some areas were observed to be in poor condition. All damaged areas of asbestos containing paper should be trimmed using Moderate Risk work procedures. In addition, any exposed edges (where the construction paper is removed) and gaps in the flooring, including knotholes, should be encapsulated with an approved sealant/caulking material to mitigate against any further potential for disturbance or fibre dispersal.

During the remediation and encapsulation of asbestos-containing insulation paper, Moderate Risk asbestos abatement procedures must be utilized, including the following, as a minimum requirement:

- Supply appropriate notification to Worksafe BC including site specific work procedures and this Risk Assessment.
- Personal Protective Equipment must include HEPA-equipped, half-face, air purifying respiratory protection (APR) and approved disposable coveralls,
- Isolation of the work area by the use of polyethylene sheeting, warning signs, and asbestos banner tape,
- Application of water to the asbestos materials being removed.
- Air monitoring.

To comply with Part 6 of the Worksafe BC OH&S Regulation, specifically Section 6.32 pertaining to documentation, Koret Lofts should acquire copies of the asbestos abatement contractor's Notice of Project for Asbestos (NOPA); remediation procedures; air monitoring results; and all documentation submitted to WorkSafe BC. These documents are required to be maintained for a period of 10 years.

The successful asbestos abatement contractor must not list Pacific Environmental Consulting as the Consultant on their Notice of Project for Asbestos (NOPA) and remediation procedures unless Pacific Environmental Consulting is actually engaged as the Consultant during the remediation phase. If Pacific Environmental Consulting is engaged solely as the air monitoring agency, then this distinction must be clearly indicated.

5.0 Limitations

This report is intended for the exclusive use of Koret Lofts Ltd. to determine the locations of asbestos containing construction paper. The use of this document for any other purpose is at the sole risk of the user.

This report is not a Specification or Scope of Work and the use of this document as such will be at the sole risk of the user.

The contents of this report were based on site visit(s) conducted by Pacific Environmental Consulting personnel.

6.0 Statement of Qualifications

Pacific Environmental Consulting and Occupational Hygiene Services (Vancouver) have been providing consulting services in the environmental and industrial hygiene fields since 1990. Our industrial hygiene expertise ensures that all projects are performed in accordance with the WorkSafe BC Occupational Health and Safety Regulation. Our staff includes the following:

- Professional Engineer(s) (BC)
- Certified Industrial Hygienist (CIH)
- Canadian Registered Safety Professional(s) (CRSP)
- Certified Health and Safety Consultant (CHSC)
- Registered Home Inspector (RHI)
- Applied Science Technologist(s) (AScT)
- Registered Occ. Hygiene Technologists (ROHT)


Pacific Environmental Consulting and Occupational Hygiene Services (Vancouver) also carries Environmental Errors & Omissions Liability and Comprehensive General Liability Insurance.

Pacific Environmental Consulting Services thanks you for the opportunity of performing this work on your behalf. Should you have any outstanding questions or require any additional information, please contact the writer.

Yours truly,

Ramin Hamidnejad, Dipl. OH&S
Technologist
(Fieldwork & Report)

Pacific Environmental Consulting Services
Ref: 7277 R1 -- Koret Lofts



Norman Richardson, ASCT, CRSP, CHSC
Senior Project Manager
(Review)

Asbestos Bulk Sample Screen Results

Project **7277**
 Client Name: **Koret Lofts - Misc. Bulks 2007**

SAMPLE INFORMATION

NO.	DATE	SAMPLE INFORMATION	MATERIAL TYPE	ASBESTOS PRESENT*
1	02-Mar-2007	Suite 201	Window	Yes Chrysotile (40-50%)
2	02-Mar-2007	Suite 201	Middle	Yes Chrysotile (40-50%)
3	02-Mar-2007	Suite 203	Window	Yes Chrysotile (40-50%)
4	02-Mar-2007	Suite 203	Middle	Yes Chrysotile (40-50%)
5	02-Mar-2007	Suite 203	Inside Wall	Yes Chrysotile (40-50%)
6	02-Mar-2007	Suite 204	Middle	Yes Chrysotile (40-50%)
7	02-Mar-2007	Suite 202	Window	Yes Chrysotile (40-50%)
8	02-Mar-2007	Suite 202	Middle	Yes Chrysotile (40-50%)
9	02-Mar-2007	Suite 202	Inside Wall	Yes Chrysotile (40-50%)
10	02-Mar-2007	Suite 211	South Window	No
11	02-Mar-2007	Suite 211	South Window	No
12	02-Mar-2007	Suite 211	Middle	Yes Chrysotile (30-40%)
13	02-Mar-2007	Suite 211	East Window	Yes Chrysotile (40-50%)
14	02-Mar-2007	Suite 211	Inside Corridor	Yes Chrysotile (30-40%)
15	02-Mar-2007	Suite 212	Window	Yes Chrysotile (40-50%)
16	02-Mar-2007	Suite 212	Middle	Yes Chrysotile (40-50%)
17	02-Mar-2007	Suite 212	Inside Wall	Yes Chrysotile (60-70%)

* No = None Detected or <1% Asbestos present in the

Asbestos Bulk Sample Screen Results

Project	Client Name:	Project	Sample Information	Material Type	Asbestos Present*
NO.	DATE	Suite	Location		
18	02-Mar-2007	Suite 209	Window	Cellulose	No
19	02-Mar-2007	Suite 209	Middle	Insulating Paper	Yes Anthophyllite (30-40%)
20	02-Mar-2007	Suite 209	Inside Wall	Insulating Paper	Yes Chrysotile (40-50%)
21	02-Mar-2007	Suite 207	Window Corner	Insulating Paper	Yes Chrysotile (40-50%)
22	02-Mar-2007	Suite 207	Middle	Insulating Paper	Yes Chrysotile (40-50%)
23	02-Mar-2007	Suite 207	Inside	Insulating Paper	Yes Chrysotile (30-40%)
24	02-Mar-2007	Suite 213	Window	Insulation	No
25	02-Mar-2007	Suite 213	Middle	Insulating Paper	Yes Chrysotile (40-50%)
26	02-Mar-2007	Suite 218	Window	Cellulose	No
27	02-Mar-2007	Suite 219	Middle	Cellulose	No
28	02-Mar-2007	Suite 219	Inside	Cellulose	No
29	02-Mar-2007	Suite 221	Window	Cellulose	No
30	02-Mar-2007	Suite 221	Middle	Cellulose	No
31	02-Mar-2007	Suite 221	Inside	Cellulose	No
32	02-Mar-2007	Suite 220	Window	Cellulose	No
33	02-Mar-2007	Suite 220	Middle	Cellulose	No
34	02-Mar-2007	Suite 220	Inside	Cellulose	No
36	02-Mar-2007	Suite 303	Middle	Cellulose	No
36	02-Mar-2007	Suite 306	Middle	Cellulose	Yes Chrysotile (50-60%)
37	02-Mar-2007	Suite 306	Inside	Insulating Paper	Yes Chrysotile (30-40%)
				Insulating Paper	Yes Chrysotile (60-70%)

* No = None Detected or <1% Asbestos present in the

Asbestos Bulk Sample Screen Results

Project	Client Name:	NO.	DATE	SAMPLE INFORMATION	MATERIAL TYPE	ASBESTOS PRESENT*
7277	Koret Lofts - Misc. Bulks 2007	38	02-Mar-2007	Suite 308	Insulating Paper	Yes Chrysotile (60-70%)
		39	02-Mar-2007	Suite 308	Insulating Paper	Yes Chrysotile (60-70%)
		40	02-Mar-2007	Suite 304	Insulating Paper	Yes Chrysotile (60-70%)
		41	02-Mar-2007	Suite 304	Insulating Paper	Yes Chrysotile (40-50%)
		42	02-Mar-2007	Suite 307	Insulating Paper	Yes Chrysotile (50-60%)
		43	02-Mar-2007	Suite 307	Insulating Paper	Yes Chrysotile (50-60%)
		44	02-Mar-2007	Suite 310	Insulating Paper	Yes Chrysotile (40-50%)
		45	02-Mar-2007	Suite 310	Insulating Paper	Yes Chrysotile (40-50%)
		46	02-Mar-2007	Suite 311	Insulating Paper	Yes Chrysotile (40-50%)
		47	02-Mar-2007	Suite 311	Insulating Paper	Yes Chrysotile (50-60%)
		48	02-Mar-2007	Suite 311	Insulating Paper	Yes Chrysotile (40-50%)
		49	02-Mar-2007	Suite 309	Insulating Paper	Yes Chrysotile (50-60%)
		50	02-Mar-2007	Suite 309	Insulating Paper	Yes Chrysotile (40-50%)
		51	02-Mar-2007	Suite 312	Insulating Paper	Yes Chrysotile (40-50%)
		52	02-Mar-2007	Suite 312	Insulating Paper	Yes Chrysotile (30-40%)
		53	02-Mar-2007	Suite 312	Insulating Paper	Yes Chrysotile (50-60%)

* No = None Detected or <1% Asbestos present in the

Asbestos Bulk Sample Screen Results

Project	Client Name:	NO. DATE	SAMPLE INFORMATION	MATERIAL TYPE	ASBESTOS PRESENT*
7277	Koret Lofts - Misc. Bulks 2007	54	02-Mar-2007 Suite 313 Window	Insulating Paper	Yes Chrysotile (50-60%)
		55	02-Mar-2007 Suite 313 Inside	Insulating Paper	Yes Chrysotile (40-50%)
		56	02-Mar-2007 Suite 313 Middle	Insulating Paper	Yes Chrysotile (40-50%)
		57	02-Mar-2007 Suite 316 Window	Insulating Paper	No
		58	02-Mar-2007 Suite 316 Middle	Insulating Paper	Yes Chrysotile (50-60%)
		59	02-Mar-2007 Suite 316 Middle	Insulating Paper	No
		60	02-Mar-2007 Suite 316 Inside	Insulating Paper	Yes Chrysotile (50-60%)
		62	02-Mar-2007 Suite 222 Window	Insulating Paper	No
		63	02-Mar-2007 Suite 222 Middle	Insulating Paper	No
		64	02-Mar-2007 Suite 318 Window	Insulating Paper	Yes Chrysotile (50-60%)
		65	02-Mar-2007 Suite 318 Middle	Insulating Paper	Yes Chrysotile (50-60%)
		66	02-Mar-2007 Suite 318 Inside	Insulating Paper	Yes Chrysotile (50-60%)
		67	02-Mar-2007 Suite 322 Window	Insulating Paper	Yes Chrysotile (50-60%)
		68	02-Mar-2007 Suite 322 Middle	Insulating Paper	No
		69	02-Mar-2007 Suite 319 Window	Insulating Paper	No
		70	02-Mar-2007 Suite 319 Middle	Insulating Paper	No
		71	02-Mar-2007 Suite 319 Inside	Insulating Paper	No
		72	02-Mar-2007 Suite 314 Window	Insulating Paper	No
		73	02-Mar-2007 Suite 314 Middle	Insulating Paper	No

* No = None Detected or <1% Asbestos present in the

Pacific Environmental Consulting & Occupational Hygiene Services

Asbestos Bulk Sample Screen Results

Project	Client Name:	NO. DATE	SAMPLE INFORMATION	MATERIAL TYPE	ASBESTOS PRESENT*
7277	Koret Loffs - Misc. Buiks 2007	74	02-Mar-2007 Suite 314	Insulating Paper	Yes Chrysotile (40-50%)
		76	02-Mar-2007 Suite 208	Insulating Paper	Yes Chrysotile (60-60%)
		76	02-Mar-2007 Suite 210	Insulating Paper	Yes Chrysotile (50-60%)
		77	02-Mar-2007 Suite 210	Insulating Paper	Yes Chrysotile (40-50%)
		78	02-Mar-2007 Suite 214	Insulating Paper	Yes Chrysotile (50-60%)
		79	02-Mar-2007 Suite 214	Insulating Paper	Yes Chrysotile (60-60%)
		80	02-Mar-2007 Suite 214	Insulating Paper	Yes Chrysotile (40-50%)
		81	02-Mar-2007 Suite 210	Insulating Paper	Yes Chrysotile (40-50%)
		82	02-Mar-2007 Suite 210	Insulating Paper	No
		83	02-Mar-2007 Suite 305	Insulating Paper	Yes Chrysotile (40-50%)
		84	02-Mar-2007 Suite 306	Insulating Paper	No
		85	02-Mar-2007 Suite 320	Insulating Paper	No
		86	02-Mar-2007 Suite 320	Insulating Paper	No
		87	02-Mar-2007 Suite 320	Insulating Paper	Yes Chrysotile (60-70%)
		88	27-Feb-2007 Suite 115	Insulating Paper	No
		89	02-Mar-2007 Suite 116	Insulating Paper	No
		90	02-Mar-2007 Suite 118	Insulating Paper	No
		91	27-Feb-2007 Suite 118	Insulating Paper (Black)	No
		92	02-Mar-2007 Suite 117	Insulating Paper	No

* No = None Detected or <1% Asbestos present in the

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Asbestos Bulk Sample Screen Results

Project: 7277
 Client Name: Koret Lofts - Misc. Bulks 2007

SAMPLE INFORMATION

NO.	DATE	SAMPLE INFORMATION	Cellulose	MATERIAL TYPE	ASBESTOS PRESENT*
93	02-Mar-2007	Suite 117	Middle	Insulating Paper	No
94	02-Mar-2007	Suite 117	Inside	Insulating Paper	No
95	02-Mar-2007	Suite 118	Window	Insulating Paper	No
96	27-Feb-2007	Suite 118	Middle	Insulating Paper (Black)	No
97	02-Mar-2007	Suite 118	Inside	Insulating Paper	Yes Chrysotile (40-60%)
98	27-Feb-2007	Suite 104	Window	Insulating Paper (Black)	No
99	27-Feb-2007	Suite 104	Middle	Insulating Paper	Yes Chrysotile (80-70%)
100	27-Feb-2007	Suite 114	Inside	Insulating Paper	Yes Chrysotile (70-80%)
101	02-Mar-2007	Suite 101	Window	Insulating Paper	Yes Chrysotile (50-60%)
102	02-Mar-2007	Suite 111	Inside	Insulating Paper	Yes Chrysotile (40-50%)
103	27-Feb-2007	Suite 111	Middle	Insulating Paper	Yes Chrysotile (60-70%)
104	02-Mar-2007	Suite 112	Inside	Insulating Paper	Yes Chrysotile (50-60%)
105	02-Mar-2007	Suite 112	Middle	Insulating Paper	Yes Chrysotile (40-50%)
106	02-Mar-2007	Suite 109	Middle	Insulating Paper	Yes Chrysotile (40-50%)
107	02-Mar-2007	Suite 109	Middle	Insulating Paper	Yes Chrysotile (40-50%)
108	02-Mar-2007	Suite 109	Middle	Insulating Paper	Yes Chrysotile (40-50%)
109	27-Feb-2007	Suite 107	Inside	Insulating Paper	No
110	02-Mar-2007	Suite 107	Inside	Insulating Paper	Yes Chrysotile (40-50%)
111	02-Mar-2007	Suite 105	Inside	Insulating Paper	Yes Chrysotile (60-70%)
			Cellulose	Insulating Paper	No
			Cellulose	Insulating Paper	Yes Chrysotile (40-50%)
			Cellulose	Insulating Paper	Yes Chrysotile (60-70%)
			Cellulose	Insulating Paper	No
			Cellulose	Insulating Paper	No

* No = None Detected or <1% Asbestos present in the

Asbestos Bulk Sample Screen Results

Project	Client Name:	NO.	DATE	SAMPLE INFORMATION	Cellulose
7277	Koret Lofts - Misc. Bulks 2007	112	27-Feb-2007	Suite 110	Middle
		113	02-Mar-2007	Suite 110	Middle
		114	27-Feb-2007	Suite 110	Window
		116	02-Mar-2007	Suite 103	Window Floor
		118	27-Feb-2007	Suite 103	Window Floor
		117	27-Feb-2007	Suite 103	Window Floor
		118	27-Feb-2007	Suite 103	Window Ceiling
		119	02-Mar-2007	Suite 103	Inside
		120	27-Feb-2007	Suite 102	Inside
		121	02-Mar-2007	Suite 401	Window
		122	02-Mar-2007	Suite 403	Window
		123	02-Mar-2007	Suite 404	Middle
		124	02-Mar-2007	Suite 407	Window
		125	02-Mar-2007	Suite 406	Inside
		126	02-Mar-2007	Suite 408	Window
		127	02-Mar-2007	Suite 409	Window
		128	02-Mar-2007	Suite 414	Window

MATERIAL TYPE	ASBESTOS PRESENT*
Pressed Board	No
Insulating Paper	Yes
Insulating Paper	Chrysotile (50-60%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (60-70%)
Insulating Paper (Black)	No
Insulating Paper	No
Insulating Paper	Yes
Insulating Paper	Chrysotile (50-60%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (70-80%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (50-60%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (70-80%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (40-50%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (40-50%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (40-50%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (40-50%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (40-50%)
Insulating Paper	Yes
Insulating Paper	Chrysotile (40-50%)
Insulating Paper	Yes
Insulating Paper	Anthophyllite (40-50%)

* No = None Detected or <1% Asbestos present in the

Asbestos Bulk Sample Screen Results

Project	Client Name:	NO. DATE	SAMPLE INFORMATION	Window	Floor
7277	Koret Lofts - Misc. Bulks 2007	129 02-Mar-2007	Suite 415	Window	
		130 02-Mar-2007	Suite 402	Window	
		131 02-Mar-2007	Suite 419	Window	
		132 02-Mar-2007	Suite 420	Window	
		133 02-Mar-2007	Suite 121	Window	
		134 02-Mar-2007	Suite 121	Window	
		135 02-Mar-2007	Suite 418	Window	
		136 02-Mar-2007	Suite 411	Window	
		137 02-Mar-2007	Suite 411	Middle	
		138 05-Mar-2007	Suite 106	Middle	Floor

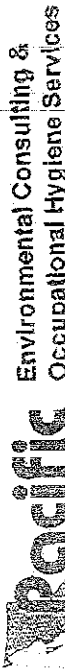
Total Number of 138

MATERIAL TYPE	ASBESTOS PRESENT*
Insulating Paper	Yes Chrysotile (40-50%)
Insulating Paper	Yes Chrysotile (50-60%)
Insulating Paper	No
Insulating Paper	No
Insulating Paper	No
Insulating Paper	No
Insulating Paper	Yes Chrysotile (40-50%)
Insulating Paper	Yes Chrysotile (40-50%)
Insulating Paper	Yes Chrysotile (40-50%)
Wood Product	No

Cellulose
Cellulose
Cellulose
Cellulose

* No = None Detected or <1% Asbestos present in the

AIR SAMPLE SPREADSHEET



Project # 7277 - #55 Cordova St. Koret Building - Vancouver

Analyzed in accordance with NIOSH 7400 PCM Fiber Counting Method

(Notes: This method does not allow an identification of fiber type, but includes all fibers visible under the microscope that meet the appropriate counting criteria.)

Air Clearance: 0.02 fbl/ml
 Asbestos EL: 0.1 fbl/ml
 Half Mask: 1.0 fbl/ml
 PAPP: 10.0 fbl/ml
 Pressure Demand: 100.0 fbl/ml

Legend: *ok = Reading is less than the Limit of Detection (LOD) of the method (7 fibers/mm2)

EL = WCS 8-Hour Exposure Limit

Sample #	Date	Time	Wind	Temp	Humidity	Pressure	Altitude	Filter	Flow Rate (L/min)	Flow Rate (ft ³ /min)	Volume (L)	Volume (ft ³)	# of Fibers	Fiber Density (Fibers/ft ³)	Fiber Conc. (fbl/ml)	Result	Notes
7277-1	Mar-01-07	16:40	16.40	16.40	16.40	61	1000	11.5	100	16.40	16.40	11.5	100	0.006	Unit #101 - Air Clearance - Passed		
7277-2	Mar-01-07	16:40	16.40	16.40	16.40	59	866	17.0	100	16.40	16.40	17.0	100	0.009	Unit #101 - Air Clearance - Passed		
7277-3	Mar-01-07	16:40	16.40	16.40	16.40	58	951	65.0	100	16.40	16.40	65.0	100	0.034	Unit #102 - Air Clearance - Failed (See Note 1)		
7277-4	Mar-01-07	14:46	14.46	14.46	14.46	81	810	49.0	100	14.46	14.46	49.0	100	0.030	Unit #102 - Air Clearance - Failed (See Note 1)		
7277-5	Mar-02-07	15:56	15.56	15.56	15.56	85	1011	24.0	100	15.56	15.56	24.0	100	0.012	Unit #102 - Air Clearance - Passed		
7277-6	Mar-02-07	15:56	15.56	15.56	15.56	63	880	18.0	100	15.56	15.56	18.0	100	0.009	Unit #102 - Air Clearance - Passed		
7277-7	Mar-02-07	15:56	15.56	15.56	15.56	52	908	26.0	100	15.56	15.56	26.0	100	0.011	Unit #103 - Air Clearance - Passed		
7277-8	Mar-02-07	15:56	15.56	15.56	15.56	52	809	18.0	100	15.56	15.56	18.0	100	0.015	Unit #103 - Air Clearance - Passed		
7277-9	Mar-05-07	15:56	15.56	15.56	15.56	70	1089	22.0	100	15.56	15.56	22.0	100	0.010	Unit #115 - Air Clearance - Passed		
7277-10	Mar-05-07	15:56	15.56	15.56	15.56	70	1089	15.0	100	15.56	15.56	15.0	100	0.007	Unit #115 - Air Clearance - Passed		
7277-11	Mar-05-07	15:56	15.56	15.56	15.56	88	1069	17.0	100	15.56	15.56	17.0	100	0.008	Unit #118 - Air Clearance - Passed		
7277-12	Mar-05-07	13:48	13.48	13.48	13.48	71	967	16.0	100	13.48	13.48	16.0	100	0.008	Unit #116 - Air Clearance - Passed		
7277-13	Mar-05-07	15:56	15.56	15.56	15.56	67	1043	16.0	100	15.56	15.56	16.0	100	0.035	Unit #113 - Air Clearance - Failed (See Note 1)		
7277-14	Mar-05-07	15:56	15.56	15.56	15.56	84	989	85.0	100	15.56	15.56	85.0	100	0.032	Unit #113 - Air Clearance - Failed (See Note 1)		
7277-15	Mar-05-07	15:56	15.56	15.56	15.56	60	834	25.0	100	15.56	15.56	25.0	100	0.013	Unit #113 - Air Clearance - Failed (See Note 1)		
7277-16	Mar-05-07	15:56	15.56	15.56	15.56	80	934	20.0	100	15.56	15.56	20.0	100	0.011	Unit #106 - Air Clearance - Passed		
7277-17	Mar-05-07	15:56	15.56	15.56	15.56	60	934	27.0	100	15.56	15.56	27.0	100	0.014	Unit #109 - Air Clearance - Passed		
7277-18	Mar-06-07	15:56	15.56	15.56	15.56	60	934	26.0	100	15.56	15.56	26.0	100	0.012	Unit #109 - Air Clearance - Passed		
7277-19	Mar-06-07	15:56	15.56	15.56	15.56	60	934	22.0	100	15.56	15.56	22.0	100	0.008	Unit #113 - Air Clearance - Passed		
7277-20	Mar-06-07	15:56	15.56	15.56	15.56	60	934	17.0	100	15.56	15.56	17.0	100	0.008	Unit #108 - Air Clearance - Passed		
7277-21	Mar-07-07	15:56	15.56	15.56	15.56	61	934	16.0	100	15.56	15.56	16.0	100	0.014	Unit #108 - Air Clearance - Passed		
7277-22	Mar-07-07	13:48	13.48	13.48	13.48	61	922	24.0	100	13.48	13.48	24.0	100	0.010	Unit #108 - Air Clearance - Passed		
7277-23	Mar-07-07	15:56	15.56	15.56	15.56	62	865	18.0	100	15.56	15.56	18.0	100	0.014	Unit #114 - Air Clearance - Passed		
7277-24	Mar-07-07	15:56	15.56	15.56	15.56	62	865	19.0	100	15.56	15.56	19.0	100	0.010	Unit #114 - Air Clearance - Passed		
7277-25	Mar-07-07	15:56	15.56	15.56	15.56	61	949	9.0	100	15.56	15.56	9.0	100	0.005	Unit #110 - Air Clearance - Passed		
7277-26	Mar-07-07	15:56	15.56	15.56	15.56	61	949	10.0	100	15.56	15.56	10.0	100	0.005	Unit #110 - Air Clearance - Passed		
7277-27	Mar-08-07	15:56	15.56	15.56	15.56	63	980	13.0	100	15.56	15.56	13.0	100	0.007	Unit #106 - Air Clearance - Passed		
7277-28	Mar-08-07	15:56	15.56	15.56	15.56	57	887	14.0	100	15.56	15.56	14.0	100	0.008	Unit #105 - Air Clearance - Passed		
7277-29	Mar-12-07	15:56	15.56	15.56	15.56	65	1011	4.0	100	15.56	15.56	4.0	100	0.002	Unit #215 - Air Clearance - Passed	**	
7277-30	Mar-12-07	15:56	15.56	15.56	15.56	65	1011	8.0	100	15.56	15.56	8.0	100	0.004	Unit #215 - Air Clearance - Passed	**	
7277-31	Mar-12-07	15:56	15.56	15.56	15.56	65	1011	12.0	100	15.56	15.56	12.0	100	0.004	Unit #214 - Air Clearance - Passed	**	
7277-32	Mar-12-07	15:56	15.56	15.56	15.56	85	1323	10.5	100	15.56	15.56	10.5	100	0.004	Unit #214 - Air Clearance - Passed	**	
7277-33	Mar-12-07	15:56	15.56	15.56	15.56	65	1011	5.0	100	15.56	15.56	5.0	100	0.002	Unit #208 - Air Clearance - Passed	**	
7277-34	Mar-12-07	15:56	15.56	15.56	15.56	65	1011	10.0	100	15.56	15.56	10.0	100	0.006	Unit #206 - Air Clearance - Passed	**	
7277-35	Mar-12-07	15:56	15.56	15.56	15.56	65	1011	8.0	100	15.56	15.56	8.0	100	0.004	Unit #405 - Air Clearance - Passed	**	
7277-36	Mar-12-07	15:56	15.56	15.56	15.56	57	887	15.0	100	15.56	15.56	15.0	100	0.008	Unit #405 - Air Clearance - Passed	**	
7277-37	Mar-13-07	15:56	15.56	15.56	15.56	68	1074	10.0	100	15.56	15.56	10.0	100	0.008	Unit #112 - Air Clearance - Passed	**	



Pacific Environmental Consulting & Occupational Hygiene Services

Project # 7277 - #55 Cordova St. Koret Building - Vancouver

Analyzed in accordance with NIOSH 7400 PCM Fiber Counting Method

(Note: This method does not allow an identification of fiber type, but includes all fibers visible under the microscope that meet the appropriate counting criteria.)

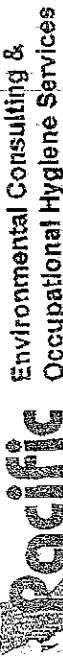
Air Clearance: 0.02 fib/ml
Asbestos EL: 0.1 fib/ml
Half Mask: 1.0 fib/ml
PAPR: 10.0 fib/ml
Pressure Demand: 100.0 fib/ml

Legend:

** = Reading is less than the Limit of Detection (LOD) of the method (7 fibers/cm²)
 EL = WCB 8-hour Exposure Limit

Sample ID	Date Sampled	Date Analyzed	Sample Type	Sample	Flow Rate (L/min)	Initial Flow Rate (L/min)	Average Flow Rate (L/min)	Time (min)	Volume (L)	Flow Rate (L/min)	Avg. Density (fib/ml)	Fiber Conc. (fib/ml)	Comments
7277-36	Mar-08-07	Mar-13-07	Air Clearance	HV28	15.56	15.56	15.56	70	1089	15.0	100	14	Unit #112 - Air Clearance - Passed
7277-39	Mar-09-07	Mar-13-07	Air Clearance	HV36	16.40	16.40	16.40	66	1086	11.0	100	14	Unit #111 - Air Clearance - Passed
7277-40	Mar-09-07	Mar-13-07	Air Clearance	HV20	16.40	16.40	16.40	65	1086	11.0	100	14	Unit #212 - Air Clearance - Passed
7277-41	Mar-12-07	Mar-13-07	Air Clearance	HV34	15.56	15.56	15.56	62	965	13.0	100	17	Unit #212 - Air Clearance - Passed
7277-42	Mar-12-07	Mar-13-07	Air Clearance	HV28	15.56	15.56	15.56	63	930	14.0	100	18	Unit #104 - Air Clearance - Passed
7277-43	Mar-12-07	Mar-13-07	Air Clearance	HV35	15.56	15.56	15.56	63	902	9.0	100	11	Unit #104 - Air Clearance - Passed
7277-44	Mar-12-07	Mar-13-07	Air Clearance	HV20	15.56	15.56	15.56	63	990	14.0	100	18	Unit #104 - Air Clearance - Passed
7277-45	Mar-12-07	Mar-13-07	Air Clearance	HV11	15.56	15.56	15.56	60	934	11.0	100	14	Unit #107 - Air Clearance - Passed
7277-46	Mar-13-07	Mar-13-07	Air Clearance	HV15	15.56	15.56	15.56	60	934	11.0	100	14	Unit #107 - Air Clearance - Passed
7277-47	Mar-13-07	Mar-14-07	Air Clearance	HV28	15.56	15.56	15.56	88	1369	34.0	100	43	Unit #222 - Air Clearance - Passed
7277-48	Mar-13-07	Mar-14-07	Air Clearance	HV31	15.56	15.56	15.56	93	1447	39	100	39	Unit #422 - Air Clearance - Passed
7277-49	Mar-13-07	Mar-14-07	Air Clearance	HV31	15.56	15.56	15.56	64	986	14.5	100	18	Unit #322 - Air Clearance - Passed
7277-50	Mar-14-07	Mar-15-07	Air Clearance	HV29	15.56	15.56	15.56	64	986	14.5	100	18	Unit #322 - Air Clearance - Passed
7277-51	Mar-14-07	Mar-15-07	Air Clearance	HV31	15.56	15.56	15.56	102	1587	29.0	100	45	Unit #201 - Air Clearance - Passed
7277-52	Mar-14-07	Mar-15-07	Air Clearance	HV20	15.56	15.56	15.56	104	1618	25.0	100	33	Unit #314 - Air Clearance - Passed
7277-53	Mar-14-07	Mar-15-07	Air Clearance	HV11	15.56	15.56	15.56	62	965	12.0	100	15	Unit #201 - Air Clearance - Passed
7277-54	Mar-15-07	Mar-16-07	Air Clearance	HV20	15.56	15.56	15.56	83	1291	12.0	100	15	Unit #314 - Air Clearance - Passed
7277-55	Mar-15-07	Mar-16-07	Air Clearance	HV11	15.56	15.56	15.56	86	1338	8.0	100	8	Unit #310 - Air Clearance - Passed
7277-56	Mar-15-07	Mar-16-07	Air Clearance	HV31	15.56	15.56	15.56	90	1369	16.0	100	20	Unit #304 - Air Clearance - Passed
7277-57	Mar-15-07	Mar-16-07	Air Clearance	HV29	15.56	15.56	15.56	86	1187	22.0	100	29	Unit #304 - Air Clearance - Passed
7277-58	Mar-15-07	Mar-16-07	Air Clearance	HV15	15.56	15.56	15.56	76	1187	22.0	100	29	Unit #318 - Air Clearance - Passed
7277-59	Mar-15-07	Mar-16-07	Air Clearance	HV15	15.56	15.56	15.56	75	1187	26.0	100	38	Unit #318 - Air Clearance - Passed
7277-60	Mar-15-07	Mar-16-07	Air Clearance	HV20	15.56	15.56	15.56	78	1183	13.0	100	17	Unit #208 - Air Clearance - Passed
7277-61	Mar-16-07	Mar-20-07	Air Clearance	HV15	15.56	15.56	15.56	59	802	11.0	100	14	Unit #208 - Air Clearance - Passed
7277-62	Mar-16-07	Mar-20-07	Air Clearance	HV15	15.56	15.56	15.56	59	902	11.0	100	14	Unit #208 - Air Clearance - Passed
7277-63	Mar-16-07	Mar-20-07	Air Clearance	HV35	15.56	15.56	15.56	83	1291	6.0	100	10	Unit #205 - Air Clearance - Passed
7277-64	Mar-17-07	Mar-20-07	Air Clearance	HV31	15.56	15.56	15.56	83	1291	12.0	100	14	Unit #403 - Air Clearance - Passed
7277-65	Mar-17-07	Mar-20-07	Air Clearance	HV15	15.56	15.56	15.56	79	1229	7.0	100	9	Unit #403 - Air Clearance - Passed
7277-66	Mar-19-07	Mar-20-07	Air Clearance	HV35	15.56	15.56	15.56	79	1229	4.0	100	5	Unit #305 - Air Clearance - Passed
7277-67	Mar-19-07	Mar-20-07	Air Clearance	HV31	15.56	15.56	15.56	69	1074	17.0	100	22	Unit #305 - Air Clearance - Passed
7277-68	Mar-19-07	Mar-20-07	Air Clearance	HV11	15.56	15.56	15.56	69	1074	20.0	100	25	Unit #214 - Air Clearance - Passed
7277-69	Mar-19-07	Mar-20-07	Air Clearance	HV31	15.56	15.56	15.56	120	1887	21.0	100	27	Unit #213 - Air Clearance - Passed
7277-70	Mar-19-07	Mar-20-07	Air Clearance	HV11	15.56	15.56	15.56	120	1887	23.0	100	29	Unit #213 - Air Clearance - Passed
7277-71	Mar-19-07	Mar-20-07	Air Clearance	HV11	15.56	15.56	15.56	131	2038	13.0	100	17	Unit #303 - Air Clearance - Passed
7277-72	Mar-19-07	Mar-20-07	Air Clearance	HV31	15.56	15.56	15.56	131	2038	35.0	100	19	Unit #303 - Air Clearance - Passed
7277-73	Mar-19-07	Mar-20-07	Air Clearance	HV31	15.56	15.56	15.56	91	1416	14.0	100	18	Unit #309 - Air Clearance - Passed
7277-74	Mar-20-07	Mar-21-07	Air Clearance	HV31	15.56	15.56	15.56	92	1432	10.0	100	13	Unit #309 - Air Clearance - Passed
7277-75	Mar-20-07	Mar-21-07	Air Clearance	HV11	15.56	15.56	15.56						

AIR SAMPLE SPREADSHEET



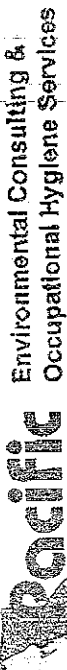
Project # 7277 - #55 Cordova St. Koret Building - Vancouver
 Analyzed in accordance with NIOSH 7400 PCM Fiber Counting Method
 (Note: This method does not allow an identification of fiber type, but includes all fibers visible under the microscope that meet the appropriate counting criteria.)

Air Clearance: 0.02 fib/ml
Asbestos EL: 0.1 fib/ml
Half Mask: 1.0 fib/ml
PAPR: 10.0 fib/ml
Pressure Demand: 100.0 fib/ml

Legend:
 * - Reading is less than the Limit of Detection (LOD) of the method (7 fibers/mm²)
 EL = 8-Hour Exposure Limit

Sample No.	Date Sampled	Unit Analyzed	Analyst	Sample Type	Filter Type	Flow Rate (L/min)	Total Volume (L)	Flow Rate (L/min)	Volume (L)	Fiber Count	Fiber Count (fib/ml)	Notes
7277-76	Mar-20-07	HV20	CS	Air Clearance	HV20	15.56	65	15.56	1011	15.0	19	Unit #401 - Air Clearance - Passed
7277-77	Mar-20-07	HV35	CS	Air Clearance	HV35	15.56	65	15.56	1011	11.0	14	Unit #412 - Air Clearance - Passed
7277-78	Mar-21-07	HV20	CS	Air Clearance	HV20	15.56	110	15.56	1712	11.0	14	Unit #412 - Air Clearance - Passed
7277-79	Mar-21-07	HV35	CS	Air Clearance	HV35	15.56	110	15.56	1712	10.0	13	Unit #408 - Air Clearance - Passed
7277-80	Mar-21-07	HV31	CS	Air Clearance	HV31	15.56	70	15.56	1089	7.0	9	Unit #408 - Air Clearance - Passed
7277-81	Mar-21-07	HV11	CS	Air Clearance	HV11	15.56	71	15.56	1105	12.0	15	Unit #413 - Air Clearance - Passed
7277-82	Mar-22-07	HV11	CS	Air Clearance	HV11	15.56	64	15.56	996	14.0	18	Unit #413 - Air Clearance - Passed
7277-83	Mar-22-07	HV31	CS	Air Clearance	HV31	15.56	64	15.56	986	13.0	17	Unit #413 - Air Clearance - Passed
7277-84	Mar-22-07	HV35	CS	Air Clearance	HV35	15.56	91	15.56	1260	9.5	12	Unit #204 - Air Clearance - Passed
7277-85	Mar-22-07	HV20	CS	Air Clearance	HV20	15.56	31	15.56	1260	16.0	20	Unit #204 - Air Clearance - Passed
7277-86	Mar-22-07	HV31	CS	Air Clearance	HV31	15.56	98	15.56	1484	9.0	11	Unit #301 - Air Clearance - Passed
7277-87	Mar-23-07	HV11	CS	Air Clearance	HV11	15.56	93	15.56	1494	9.0	11	Unit #301 - Air Clearance - Passed
7277-88	Mar-23-07	HV35	CS	Air Clearance	HV35	15.56	91	15.56	1416	6.0	8	Unit #302 - Air Clearance - Passed
7277-89	Mar-23-07	HV20	CS	Air Clearance	HV20	15.56	74	15.56	1151	12.0	16	Unit #302 - Air Clearance - Passed
7277-90	Mar-23-07	HV35	CS	Air Clearance	HV35	15.56	81	15.56	1151	23.0	29	Unit #411 - Air Clearance - Passed
7277-91	Mar-23-07	HV20	RH	Air Clearance	HV20	15.56	74	15.56	1151	23.0	29	Unit #411 - Air Clearance - Passed
7277-92	Mar-27-07	H20	RH	Air Clearance	H20	15.56	80	15.56	1161	28.0	36	Unit #414 - Air Clearance - Passed
7277-93	Mar-27-07	HV31	CS	Air Clearance	HV31	15.56	89	15.56	1385	17.0	22	Unit #474 - Air Clearance - Passed
7277-94	Mar-27-07	HV33	CS	Air Clearance	HV33	15.56	93	15.56	1447	10.0	13	Unit #474 - Air Clearance - Passed
7277-95	Mar-27-07	HV31	CS	Air Clearance	HV31	15.56	94	15.56	1463	10.0	13	Unit #315 - Air Clearance - Passed
7277-96	Mar-27-07	HV41	CS	Air Clearance	HV41	15.56	83	15.56	980	11.0	14	Unit #305 - Air Clearance - Passed
7277-97	Mar-27-07	HV20	RH	Air Clearance	HV20	15.56	83	15.56	980	12.0	15	Unit #305 - Air Clearance - Passed
7277-98	Mar-29-07	HV35	RH	Air Clearance	HV35	15.56	104	15.56	1618	33.0	42	Unit #306 - Air Clearance - Passed
7277-99	Mar-29-07	HV20	RH	Air Clearance	HV20	15.56	72	15.56	1634	18.0	23	Unit #306 - Air Clearance - Passed
7277-100	Mar-29-07	HV35	RH	Air Clearance	HV35	15.56	78	15.56	1320	18.0	23	Unit #307 - Air Clearance - Passed
7277-101	Mar-30-07	HV45	RH	Air Clearance	HV45	15.56	84	15.56	1214	21.5	27	Unit #407 - Air Clearance - Passed
7277-102	Mar-30-07	HV31	RH	Air Clearance	HV31	15.56	64	15.56	996	8.0	11	Unit #407 - Air Clearance - Passed
7277-103	Mar-30-07	HV46	RH	Air Clearance	HV46	15.56	111	15.56	1727	14.5	18	Unit #407 - Air Clearance - Passed
7277-104	Apr-04-07	HV41	BL	Air Clearance	HV41	15.56	111	15.56	1727	16.0	20	Unit #402 - Air Clearance - Passed
7277-105	Apr-04-07	HV41	BL	Air Clearance	HV41	15.56	52	15.56	809	18.0	23	Unit #402 - Air Clearance - Passed
7277-106	Mar-30-07	HV45	RH	Air Clearance	HV45	15.56	53	15.56	825	19.0	24	Unit #404 - Air Clearance - Passed
7277-107	Mar-30-07	HV45	RH	Air Clearance	HV45	15.56	70	15.56	1099	11.0	14	Unit #404 - Air Clearance - Passed
7277-108	Apr-02-07	HV41	ANL	Air Clearance	HV41	15.56	85	15.56	1323	28.0	36	Unit #409 - Air Clearance - Passed
7277-109	Apr-02-07	HV31	ANL	Air Clearance	HV31	15.56	85	15.56	1323	28.0	36	Unit #409 - Air Clearance - Passed
7277-110	Apr-02-07	HV31	ANL	Air Clearance	HV31	15.56	85	15.56	1323	15.0	19	Unit #409 - Air Clearance - Passed
7277-111	Apr-02-07	HV31	ANL	Air Clearance	HV31	15.56	85	15.56	1323	15.0	19	Unit #409 - Air Clearance - Passed
7277-112	Apr-04-07	HV23	ANL	Air Clearance	HV23	15.56	86	15.56	1338	6.0	8	Unit #202 - Air Clearance - Passed
7277-113	Apr-04-07	HV20	ANL	Air Clearance	HV20	15.56	80	15.56	1338	9.0	11	Unit #202 - Air Clearance - Passed

AIR SAMPLE SPREADSHEET



Project # 7277 - #55 Cordova St. Koret Building - Vancouver
 Analyzed in accordance with NIOSH 7400 PCM Fiber Counting Method

Air Clearance: 0.02 fib/mL
 Asbestos EL: 0.1 fib/mL
 Half Mask: 1.0 fib/mL
 PAPP: 10.0 fib/mL
 Pressure Demand: 100.0 fib/ml

(Note: This method does not allow an identification of fiber type, but includes all fibers visible under the microscope that meet the appropriate counting criteria.)

Legend:

** = Reading is less than the Limit of Detection (LOD) of the method (7 fibers/m²)
 EL = WCB 8-Hour Exposure Limit

Sample ID	Date Analyzed	Sample Type	Sample Type	Flow Rate (L/min)	Flow Rate (L/min)	Time (min)	Volume (L)	No. of Fibers	Fiber Density (fib/m ²)	Fiber Count (fib/mL)	Comments
7277-114	Apr-04-07	Air Clearance	HV6	15.56	15.56	82	1276	10.0	100	0.004	Unit #316 - Air Clearance - Passed
7277-116	Apr-05-07	Air Clearance	HV31	15.56	15.56	82	1276	8.0	100	0.003	Unit #406 - Air Clearance - Passed
7277-117	Apr-05-07	Air Clearance	HV45	15.56	15.56	80	1245	13.0	100	0.005	Unit #406 - Air Clearance - Passed
7277-118	Apr-05-07	Air Clearance	HV41	15.56	15.56	80	1245	15.0	100	0.006	Unit #410 - Air Clearance - Passed
7277-119	Apr-05-07	Air Clearance	HV41	15.56	15.56	60	778	13.0	100	0.008	Unit #410 - Air Clearance - Passed
7277-120	Apr-05-07	Air Clearance	HV8	15.56	15.56	50	778	4.0	100	0.003	Unit #417 - Air Clearance - Passed
7277-121	Apr-05-07	Air Clearance	HV45	15.56	15.56	75	1167	20.0	100	0.008	Unit #417 - Air Clearance - Passed
7277-122	Apr-10-07	Air Clearance	HV31	15.56	15.56	116	1805	4.0	100	0.001	Unit #418 - Air Clearance - Passed
7277-123	Apr-10-07	Air Clearance	HV41	15.56	15.56	116	1805	20.0	100	0.005	Unit #418 - Air Clearance - Passed
7277-124	Apr-10-07	Air Clearance	HV6	15.56	15.56	118	1805	5.0	100	0.002	Unit #415 - Air Clearance - Passed
7277-125	Apr-10-07	Air Clearance	HV31	15.56	15.56	78	1198	6.0	100	0.002	Unit #203 - Air Clearance - Passed
7277-126	Apr-10-07	Air Clearance	HV46	15.56	15.56	79	1229	16.0	100	0.007	Unit #313 - Air Clearance - Passed
7277-127	Apr-11-07	Air Clearance	HV31	15.56	15.56	77	1198	17.0	100	0.007	Unit #203 - Air Clearance - Passed
7277-128	Apr-12-07	Air Clearance	HV45	15.56	15.56	94	1463	27.0	100	0.009	Unit #313 - Air Clearance - Passed
7277-129	Apr-12-07	Air Clearance	HV31	15.56	15.56	94	1463	15.0	100	0.005	Unit #216 - Air Clearance - Passed
7277-130	Apr-13-07	Air Clearance	HV6	15.56	15.56	81	1260	26.0	100	0.010	Unit #216 - Air Clearance - Passed
7277-131	Apr-13-07	Air Clearance	HV41	15.56	15.56	81	1260	23.0	100	0.009	Unit #312 - Air Clearance - Passed
7277-132	Apr-13-07	Air Clearance	HV6	15.56	15.56	90	1400	24.0	100	0.007	Unit #312 - Air Clearance - Passed
7277-133	Apr-13-07	Air Clearance	HV23	15.56	15.56	90	1400	32.0	100	0.013	Unit #208 - Air Clearance - Passed
7277-134	Apr-13-07	Air Clearance	HV41	15.56	15.56	78	1163	36.0	100	0.016	Unit #208 - Air Clearance - Passed
7277-135	Apr-14-07	Air Clearance	HV20	15.56	15.56	76	1163	5.0	100	0.002	Unit #317 - Air Clearance - Passed
7277-137	Apr-14-07	Air Clearance	HV31	15.56	15.56	84	1307	5.0	100	0.002	Unit #317 - Air Clearance - Passed
7277-138	Apr-17-07	Air Clearance	HV45	15.56	15.56	84	1307	6.0	100	0.002	Unit #218 - Air Clearance - Passed
7277-139	Apr-17-07	Air Clearance	HV6	15.56	15.56	84	1307	41.0	100	0.014	Unit #218 - Air Clearance - Passed
7277-140	Apr-18-07	Air Clearance	HV41	15.56	15.56	84	1307	45.0	100	0.015	Unit #311 - Air Clearance - Passed
7277-141	Apr-19-07	Air Clearance	HV41	15.56	15.56	83	980	11.0	100	0.006	Unit #311 - Air Clearance - Passed
7277-142	Apr-20-07	Air Clearance	HV6	15.56	15.56	83	980	16.0	100	0.006	Unit #217 - Air Clearance - Passed
7277-143	Apr-19-07	Air Clearance	HV41	15.56	15.56	93	1447	12.0	100	0.004	Unit #217 - Air Clearance - Passed

Note 1: The initial failures of the air samples collected from Units 102 and 113 were entirely attributable to the performance of regular construction activity within the respective spaces during the air clearance air sampling period. This activity created dust and fibres which were picked up by the air sampling media. It should be noted that although no asbestos fibres were observed, the Analytical Method requires that all fibres meeting a specific size criteria are to be counted.

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55 East Cordova Street
Vancouver, BC

Asbestos Exposure Control Plan

Appendix B

Emergency Clean Up - Work Procedures

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Asbestos Exposure Control Plan

Emergency Clean Up Procedures

Special precautions will be required in order to minimise the spread of asbestos fibres in the event of an inadvertent disturbance of asbestos containing materials. In the event of a fibre release episode, the following procedures are to be observed.

- Nobody is to attempt to clean up the asbestos containing materials without prior authorization from the AECOP Manager.
- Isolate the area from the rest of the building by closing doors and erecting barriers to restrict access to the area.
- Post signs at all conceivable entrances to the area to prevent personnel not involved in the clean up operation from inadvertently entering the area.
- Where practicable all heating, cooling and air conditioning system (HVAC) components that are present within the area, supply or pass through the area must be shut down and isolated. All intake and exhaust vents in the area will be sealed with polyethylene and tape to prevent air movement.
- In the first instance, the following Strata Council member should be contacted:

Mr. Marc Williams – AECOP Manager

Tel: (604) _____ Fax: (604) _____ Cell: (604) _____

In the second instance the following Strata Council member should be contacted:

Tel: (604) _____ Fax: (604) _____ Cell: (604) _____

The AECOP Manager will arrange for the cleanup to be performed in a manner that ensures that safe work practices in accordance with the WorkSafe BC Occupational Health and Safety Regulation are followed and that the work is performed by trained and competent personnel. Wherever practical, a specialist asbestos abatement contractor will be contacted to deal with the asbestos.

Emergency Response Kit

Maintenance workers should prepare an emergency response kit for emergencies involving asbestos containing materials. Typically, the kit will include the following:

- Vacuum equipped with HEPA filter.
- Disposable plastic drop sheets.
- Sponges, buckets and cleaning supplies.
- Asbestos waste disposal bags.
- Duct tape.
- Disposable coveralls and boots.
- Warning signs and barrier tape.
- Ladders, tools and other appropriate equipment required in the work area.

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Asbestos Exposure Control Plan

Appendix C

Bulk Sampling Procedures

Bulk Sample Collection

The first step towards developing an Asbestos Exposure Control Plan is to conduct an asbestos survey. The survey involves collecting representative samples of materials throughout the building. Copies of the survey of 55 East Cordova Street performed by Pacific Environmental Consulting are included in this Asbestos Exposure Control Plan.

The following steps are the procedures used to collect bulk samples for the survey conducted for the premises. These procedures are also to be used to collect additional samples for specific projects or additional sampling, should it be required.

- All persons working in the immediate area of the sampling will be informed of the nature of the work being carried out and suitable precautions will be taken to prevent them from being exposed to airborne asbestos fibres.
- A representative sample shall be taken from within the suspect material by penetrating the entire depth of the material. One sample should be taken from each different floor or area of material of different appearance.
- The material should be sampled when the area is not in use. Only persons needed for sampling should be present in the immediate area.
- The material to be sampled must be sprayed with a light mist of water to prevent fibre release during sampling and the material must not be disturbed any more than absolutely necessary.
- The use of a respirator during sampling is normally required, since significant amounts of airborne fibres can be generated during sampling of deteriorating materials.
- If pieces of material break off during sampling, the contaminated area must immediately be cleaned up with a vacuum cleaner equipped with a High Efficiency Particulate Aerosol (HEPA) Filter or by wet cleaning. Small amounts of material must be placed in plastic ziplock bags, labelled, sealed and disposed of as asbestos waste, using the approved waste disposal procedure.

Samples shall be submitted to a qualified laboratory for analysis. Laboratories selected shall use a combination of both Polarized Light Microscopy (PLM) and Dispersion Staining following the NIOSH 9002 Method. The laboratory selected will have a Quality Assurance Program in place consisting of:

- Intra-laboratory re-analysis of samples.
- Regular checks for contamination.
- Regular calibration of microscopes.
- Complete sample records and storage of samples and records.

In addition, all staff performing analysis will have been trained in a documented and thorough in-house training program or an approved accredited Asbestos Analysis course.

Documentation of Results

The results (whether positive or negative for asbestos containing) shall be documented in a readily accessible format and shall be available to building maintenance staff, contractors and any workers likely to come into contact with asbestos containing materials during the course of their work. The report includes:

- A list of all materials containing asbestos.
- Comprehensive results of bulk sample analysis
- Description by room number or location of all sample locations.
- A list of materials requiring prompt removal due to severe deterioration.
- A list of materials requiring minor removal or repair due to slight deterioration.

The hazard assessment report will be in the possession of the AECM Manager, who will inform all workers likely to disturb any friable materials that they contain asbestos. This will permit them to use appropriate procedures to protect both themselves and other building occupants from the release of any airborne asbestos fibres.

Visual Re-Evaluation

All friable material identified in the survey shall be re-examined visually on a minimum of a yearly basis. The re-inspection shall be performed by either the same person who carried out the initial survey or by a technical expert. Further bulk samples will not be needed, but the re-evaluation must encompass all factors originally noted and should concentrate on any signs of deterioration, delamination or disturbance by maintenance staff, renovation or occupant activity. In the event of disturbance of friable material by water leak, structural failure or other unforeseen occurrence, all friable asbestos in the area shall be re-evaluated promptly.

Any recommendations made as a result of these regularly scheduled inspections will include details regarding the nature, priority and extent of any corrective actions.

Common corrective actions are:

- Encapsulation of damaged or exposed materials.
- Enclosure of damaged materials.
- Removal of damaged or exposed materials

It is essential that maintenance procedures and contracts include information regarding the presence of asbestos containing materials. Consideration should be given to the need for protection of maintenance and service workers that may be affected by work as well as the safety of building occupants.

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Asbestos Exposure Control Plan

BUILDING INSPECTION ASSESSMENT FORM

Floor: _____

This form must be kept on file for future reference.

Materials:

Location Asbestos paper in flooring throughout 55 East Cordova - Chrysotile 30-60 %

Exposure Assessment

Perform an exposure assessment in each room or space where asbestos containing materials are located.

Mark the appropriate rating.

Assessment Factors

Condition of Material

- A. Good condition _____
- B. Moderate condition _____
- C. Poor condition _____

Exposed Surfaced Area

- A. Insulation not exposed _____
- B. 10% or less exposed _____
- C. More than 10% exposed _____

Potential For Disturbance

- A. Low _____
- B. High _____

Friable: Yes

Definitions:

- Good condition means no water damage, physical damage or deterioration.
- High potential means that ACM is exposed or accessible, in an air plenum or airstream, or is subject to vibration.
- Friable means a material which, when dry, can easily be crumbled or powdered by hand.

Water Damage

- A. No water damage _____
- B. Minor water damage _____
- C. Moderate/major water damage _____

Accessibility

- A. Not accessible _____
- B. Rarely accessible _____
- C. Accessible _____

Air Plenum and Air Stream

- A. No air plenum or air stream _____
- B. Air plenum or air stream _____

Analysis

Corrective Action: Yes _____ No: _____

Remarks: (Attach additional sheets as necessary.)

Appendix D

Regularly Scheduled Inspection Reports

Request for Assessment Prior to the Performance of Work

Strata BCS2025
55 East Cordova Street
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Asbestos Exposure Control Plan

Request for Assessment Prior to the Performance of Work

The following information is to be provided to the asbestos co-ordinator, or designated representative, prior to the start of any work which might disturb asbestos containing materials. The asbestos co-ordinator will review the hazard survey records prior to the start of work and inform all parties affected.

Work Location (suite, hallway, parkade): _____

Floor or Area: _____

Type of Work: _____

Start Date: _____ Start Time: _____

Duration of Work: _____ Areas Affected: _____

Contact Person: _____ Phone Number: _____

Work requested by: _____

Date: _____

Assessed by: _____

Work Request Approved by: _____

Work Request Denied by: _____ (Give reasons below)

Notes/Comments:

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Asbestos Exposure Control Plan

Appendix E

Asbestos Exposure Control Plan - Annual Review(s)

Appendix F

Changes to the Inventory

SCHEDULE "E"

Strata Property Act

Form J

RENTAL DISCLOSURE STATEMENT
(Section 139)

Re: **Proposed Strata Plan**
Being a Strata Plan of Parcel K Block 7 District Lot 196 Group 1 Plan BCP _____

P.I.D. _____

- 1 The development described above includes/will include 118 commercial live-work strata lots.
- 2 The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

<u>Description of Strata Lots</u>	<u>Date Rental Period Expires</u>
-----------------------------------	-----------------------------------

No strata lots have been rented out by the owner developer as of the date of this statement.

- 3 In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 118 residential strata lots, as described below, until the date set out opposite each strata lot's description.

<u>Description of Strata Lots</u>	<u>Date Rental Period Expires</u>
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Strata Lots 1 through 118	Unlimited - No expiry
---------------------------	-----------------------

- 4 There is no bylaw of the strata corporation that restricts the rental of strata lots.

DATED this 2nd day of April, 2004.

Owner Developer:

Koret Lofts Inc.

Per: 

 Authorized Signatory