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EMANUEL**  
ENGINEERING LTD.

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**RECEIVED**

VR61  
MRM  
Eng. Report.

Our File No. A05-086  
March 16, 2005

ASCENT REAL ESTATE MGMT CORP

2348 Yukon Street  
Vancouver, BC  
Canada V5Y 3T6  
Phone 604 872-1211  
Fax 604 872-1274

MAR 21 2005

**Strata Plan VR 61 – The Sea Breeze**  
**c/o Ascent Real Estate Management**  
**2176 Willingdon Avenue**  
**Burnaby, B.C.**  
**V5C 5Z9**  
**(Fax: 604-431-1818)**

**RECEIVED**

**Att: Maxine Dias**

Dear Madame:

**Re: Strata Plan VR 61 – The Sea Breeze**  
**2025 West 2<sup>nd</sup> Avenue, Vancouver, B.C.**  
**Condition Survey**

At the request of Katrin Jardine, I reviewed the condition of the ground on the north side of the building and brick work on the east face and report as follows:

1. At the entrance to the parkade, there has been subsidence under the black top such that there is ponding on the west side of the entrance and breakup on the east side. (Photo No. 1)
2. This settlement is evident also at the adjacent exit threshold (Photo No. 2).
3. The privacy walls to patios are settling along the north side (Photos No. 3 & 4) as are patio slabs at the thresholds of the sliding doors (Photo No. 5).
4. The very densely planted screening trees are tilting indicating lack of an adequate root base. (Photo No. 6).
5. On the east face of the building, there are three brick features rising two storeys up the building (Photo No 7) and there is evidence of this feature separating from the stucco wall (Photo No. 8). This must be on-going as the lower portion of the most southerly of the three features has been caulked at sometime previously (Photo No. 9).

**Discussions and Recommendations**

On the north side, it is recommended that consideration be given to the following:

1. The conditions along the north side indicate a possible underground erosion of material. This should be investigated and, if necessary, perimeter drainage should



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be restored in such a way that no more material can be removed. This may require a new line connected to the city storm system.

2. It is recommended that all the privacy trees be removed and that the back be re-graded such that the black top parking area is separated by a wall from a flat area at patio level rather than the present slope and privacy can be restored by fencing. Patio walls and surfaces can then be brought back to proper alignment.
3. On the east side, the most prudent but most costly procedure would be to pull down the 3 brick facing walls and rebuild them properly tied back to the building structure. An alternative and less costly approach would be to pin the walls back in a patterned interval across the face to the substrate. If the stud framing can be located, then the pinning should be at this interval and would be more secure. If this is not possible, then a toggle bolt should be adequate. Another problem to consider with regard to this solution is the choice of bolt heads on the outside so that they have an acceptable appearance and are rust free.

We trust the above is of assistance to you and are available should you wish to take this matter further.

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

**Louis Van Blankenstein, P.Eng.**  
**Project Engineer**

LVB/sk

Reviewed by:

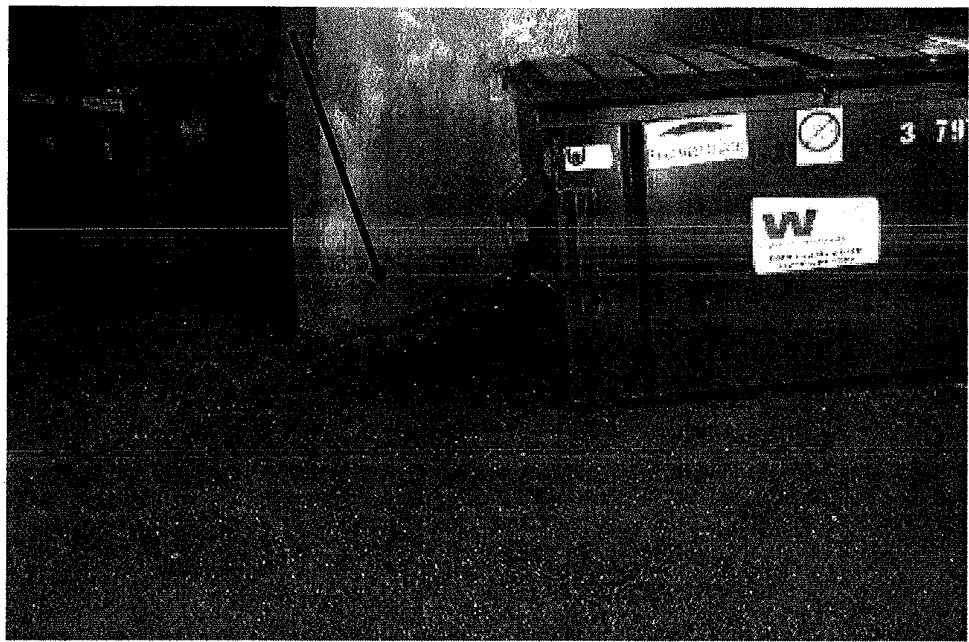
**Mark W. Emanuel, P.Eng.**  
**President**

c.c. Katrin Jardine 217-2025 West 2nd Avenue, Vancouver, V6J 1J6  
email: [katjard@telus.net](mailto:katjard@telus.net)

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**Strata Plan VR 61 – The Sea Breeze**  
**2025 WEST 2<sup>ND</sup> AVENUE, VANCOUVER, B.C.**  
**PHOTOGRAPHS TAKEN BY LOUIS VAN BLANKENSTEIN, P.ENG., ON MARCH 14, 2005**



**Photos No. 1 & 2**

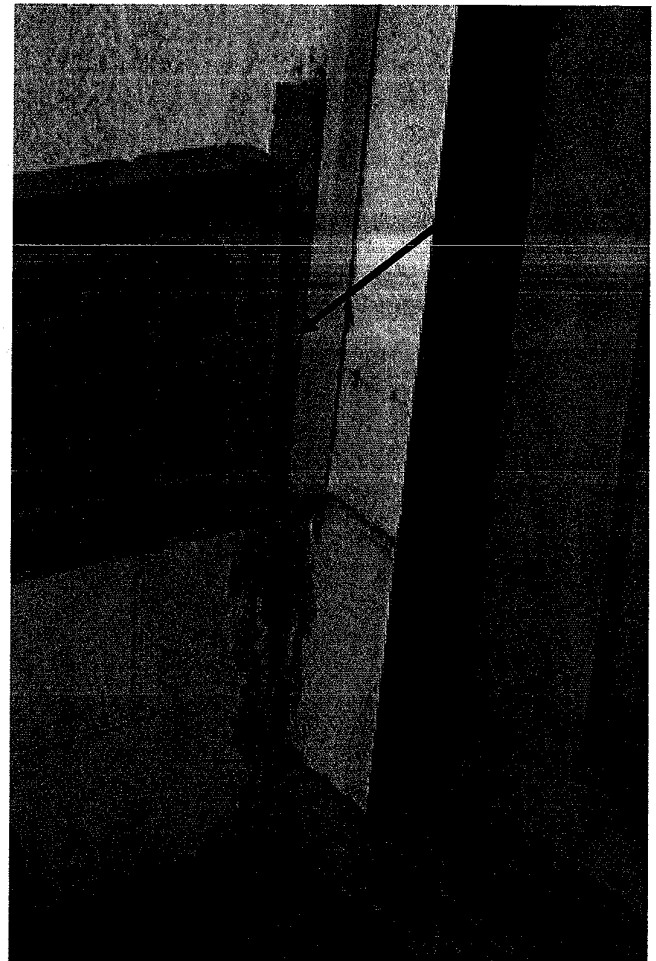
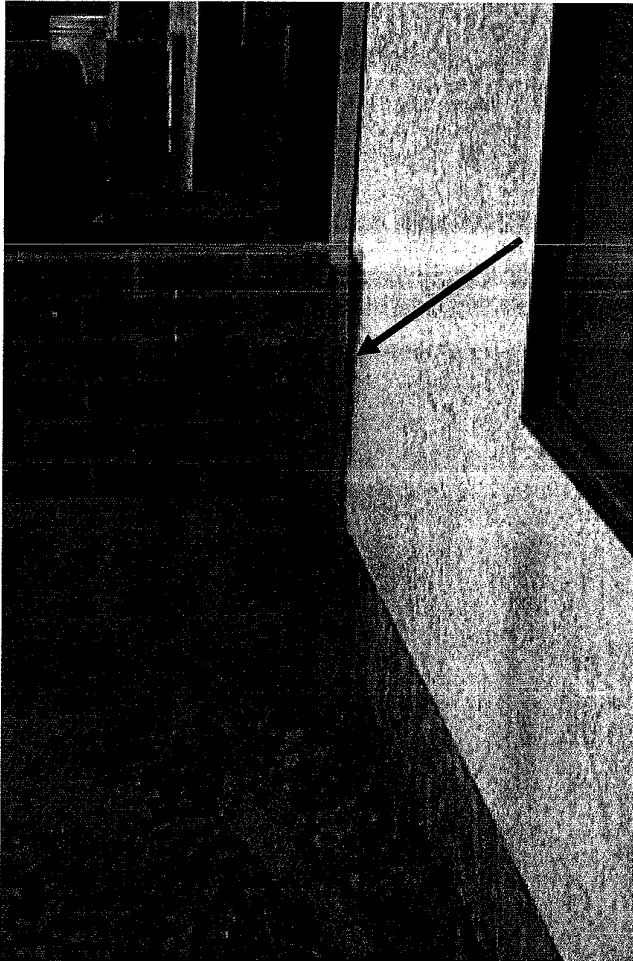




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**Photos No. 2 & 3**

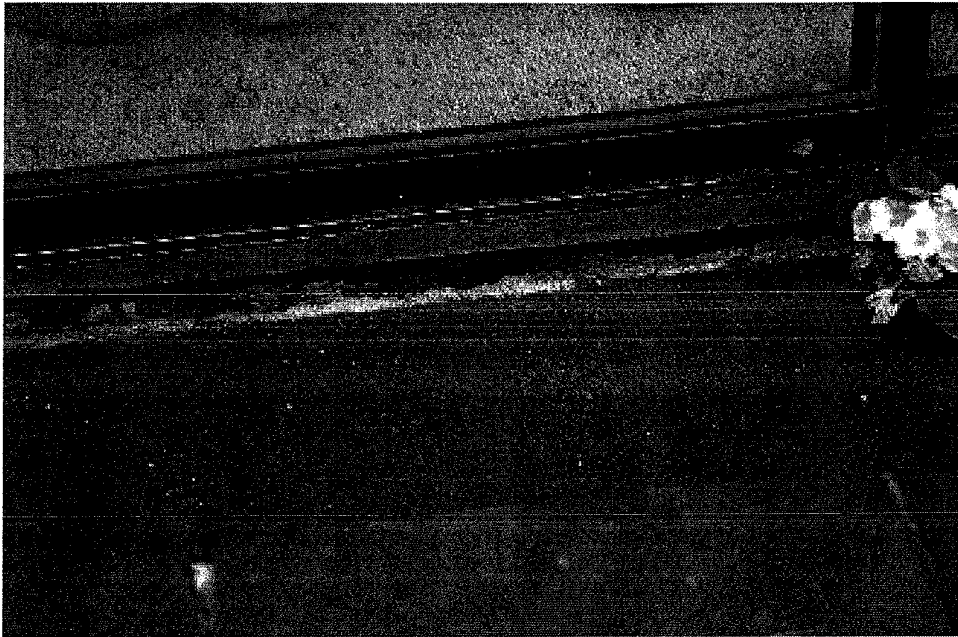




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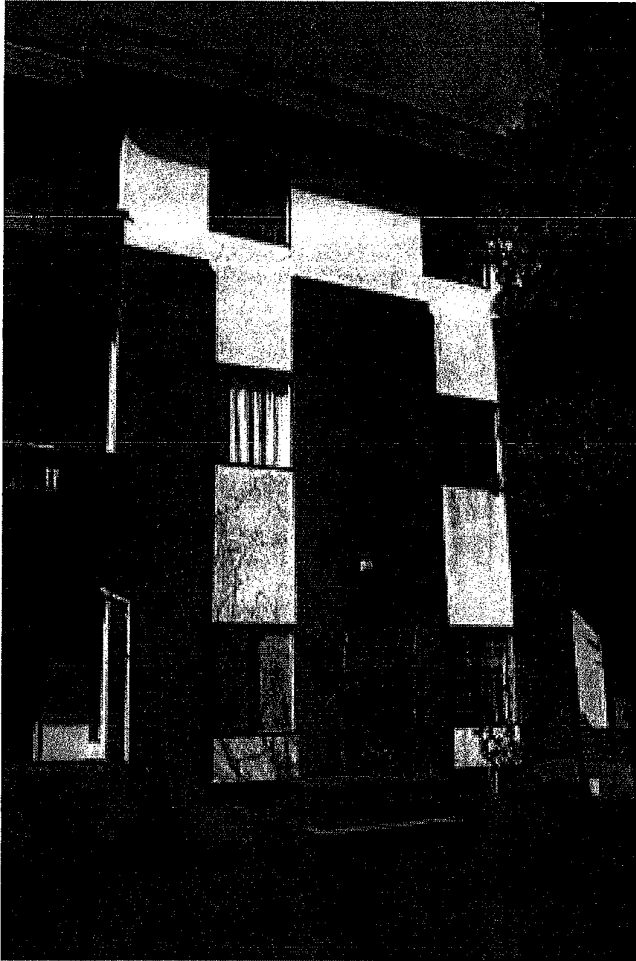
**Photos No. 5 & 6**



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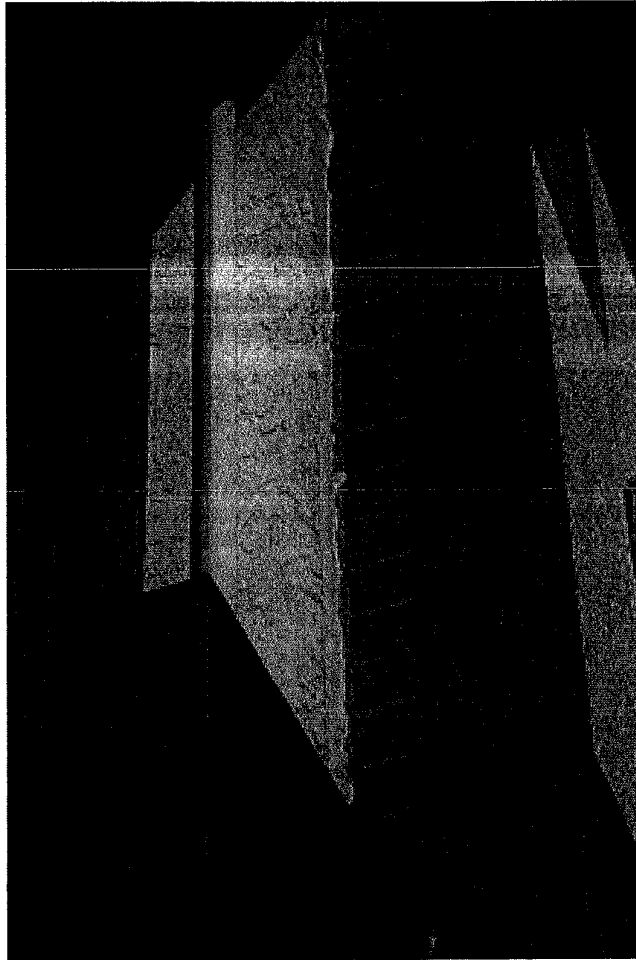
Photos No. 7 & 8



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**Photo No. 9**

