



Carriage Management Inc.

August 6th, 2008

**IMPORTANT NOTICE TO OWNERS
STRATA PLAN LMS 1447 – THE ROSEMONT
2771 BELLEVUE AVENUE
WEST VANCOUVER, BC
V7V 4X1**

Dear Owners:

RE: STRATA PLAN LMS 1447 – THE ROSEMONT

Your Council believes it is important that you have immediate notice of an important maintenance issue at the Rosemont. Council recently felt it was essential that a technical survey be carried out on the roofing system at the Rosemont by IRC Building Sciences BC Ltd. (IRC). The report has just come to hand and Council feels that all Owners should be informed of the situation.

Briefly, we have been concerned about water ingress on the north side of the East building and have found that repairs have been ineffective in achieving satisfactory results. It appeared that roofing deficiencies were a probable cause especially around balconies and small projections in the East building.

IRC have determined that the parapet flashings around virtually all the roofing surfaces along with the seals between the roofing and the parapets maybe the source of water ingress. They found no problems with the roof membrane itself. They estimate the cost of repairs to the entire flashing system and other possible sources of water ingrsss will be about \$250,000. However; Council is investigating the possibility of staging repairs. We would start with the locations that we suspect are the present causes of water ingress, the small roof areas over projections on the north side of the East building.

We have several copies of the IRC Report which are available, on loan, for your perusal. If you have any questions you may contact John Olson at Carriage Management Inc. at 604 922-3237.

Yours very truly,
CARRIAGE MANAGEMENT INC.

Per:

John S. Olson
Property Manager

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