



Since 1957

7025 Greenwood St.
Burnaby, BC
V5A 1X7

Tel: (604) 874-1245
Fax: (604) 874-2358

- Buildings*
- Environment*
- Geotechnical*
- Infrastructure*
- Materials & Quality*

November 16, 2009

Reference: 071-03272

The Owners Strata Plan LMS1301
c/o Atria Management
120 Columbia Street
Vancouver, BC V6A 3Z8

Attention: Mr. Peter Fairchild

***Certificate of Substantial Completion for Building Envelope
Remedial Work***
at
3709 Pender Street (Lexington North), B.C.

Dear Mr. Fairchild

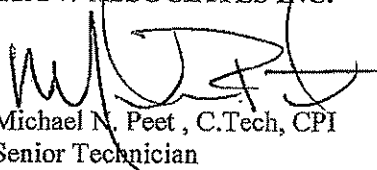
We enclose herewith the Certificate of Substantial Completion for the above-named project. Please retain these for your records. We have enclosed copies of documents titled "CERTIFICATE OF SUBSTANTIAL COMPLETION" and "NOTICE OF CERTIFICATION OF SUBSTANTIAL COMPLETION". In accordance with the Builder's Lien Act, Trow has posted the NOTICE on site at 2 locations, where it must remain posted until the lien period expires (55 days after the date of the Certificate of Completion). It must be conspicuous and readily visible from the outside of the building and if removed or destroyed they should immediately be replaced by the Strata.

The holdback account must not be released prior to the expiry of 55 days after the date of the Certificate of Completion. Trow will issue a certificate of payment for the release of the holdback account and recommend the strata perform a property title search prior to issuing payment.


If you have any questions, please do not hesitate to call. Thank you.

Yours truly,

TROW ASSOCIATES INC.


Michael N. Peet, C.Tech, CPI
Senior Technician
Building Science Division

Reviewed by:


Dino Chies, P.Eng., BEP
Assistant Branch Manager
Building Science Division Manager

www.trow.com

*One Company.
One Contact.
One Stop.*



\\Arka\projects\from2007\2007\071-03272 JSJ Lexington North, Burnaby\03-Field Review & CCA\3.15 Substantial Performance, Warranties, Sch. C\COC\Certificate of Completion Letter to Client.doc

MNP/ad



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Trow Associates Inc.
7025 Greenwood Street
Burnaby, BC V5A 1X7
Telephone 604-874-1245
Fax 604-874-2358

BUILDERS LIEN ACT
(Section 7(10))

CERTIFICATE OF SUBSTANTIAL COMPLETION

I, Michael N. Peet representing TROW ASSOCIATES INC. of 7025 Greenwood Street, Burnaby, British Columbia, certify that, for the purposes of the Builder's Lien Act, the following contract was substantially completed on

October 31st, 2009
(Month, Day, Year)

in connection with:

LEXINGTON NORTH
(Project Name)
3709 PENDER STREET, BURNBY, B.C.
(Project Address)

for the provision of:

BUILDING ENVELOPE REMEDIATION WORK
(Description of Improvement)

and pursuant to the contract dated: September 4, 2008

between

STRATA PLAN LMS 1301
(Owner)

and

SUNRISE PROJECTS LTD.
(Contractor)

"Completed", as meaning with respect tot he *Builder's Lien Act*, means substantially completed or performed, not necessarily totally completed or performed.

TROW ASSOCIATES INC.

Michael N. Peet, C.Tech, CPI
Senior Technician
Building Science Division

Reviewed by:

Dino Chies, P.Eng., BEP
Assistant Branch Manager
Building Science Division Manager





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BUILDERS LIEN ACT
Section 7(4)

NOTICE OF CERTIFICATION OF SUBSTANTIAL COMPLETION

LEXINGTON NORTH
(Project Name)

Take notice that on

OCTOBER 31, 2009
(Month, Day, Year)

a certificate of completion, or court order to that effect, was issued with respect to a contract
between

STRATA PLAN LMS 1301
(Owner)

and

SUNRISE PROJECTS LTD.
(Contractor)

in connection with an improvement at:

3709 PENDER STREET, BURNABY, B.C.
(Project Address)

for the provision of:

BUILDING ENVELOPE REMEDIATION WORK
(Description of Improvement)

All persons entitled to claim a lien under the Builder's Lien Act and who performed work or supplied material in connection with or under the contract are warned that the time to file a claim of lien may be abridged and section 20 of the Act should be consulted.

