



April 10, 2017

The Owners, Strata Plan LMS 343
c/o Warrington PCI Management
1700-1030 West Georgia Street
Vancouver, BC V6E 2Y3

E-mail: berickson@warringtonpci.com

Attention: Mr. Brian Erickson

Dear Sir:

Re: Place Fontainebleau – Pitched Roof Replacement
• Declaration of Substantial Completion – Scope of Work

The above-noted project, has reached substantial completion in accordance with the Builders Lien Act and the project construction contract. Enclosed please find copies of the Form 2 "Notice of Certification of Substantial Completion" and Form 3 "Certificate of Substantial Completion." The date on Form 2 is the date of substantial completion and commencement for the period for filing a claim of lien. The date on Form 3 is the commencement date for any warranty periods. Form 2 will now be posted at the Place of Work in accordance with Section 7 (4) of the Builders Lien Act.

The contractors, subcontractors and any persons engaged by or under the contractor or subcontractors, including workers and materials supplies, have 45 days after the date stated on the Notice of Certification of Substantial Completion to file a claim of lien on the land title. Furthermore, the lien holdback must be released to the general contractor immediately after 55 days from the date stated on the Notice of Certification of Substantial Completion.

The courts have established that at any time prior to the 55-day holdback period, contractors, subcontractors, workers and materials suppliers can claim a lien against the lien holdback fund itself. JRS Engineering Ltd. recommends that the owner consult their legal advisor with respect to this issue.

This letter provides only general information and does not constitute legal advice. Should you require any additional information or assistance, please do not hesitate to contact me at your convenience.

Sincerely,

JRS ENGINEERING

Per:


Jose Rodriguez, M.Eng., RRO, TQ, Red Seal
Project Consultant


Josh Jensen, ASct, CHI, RRO, RRC
Division Manager/Roofing Specialist

Cc Scott Croasdale

JRS Engineering



Form 3

Builders Lien Act
(Section 7 (10))

Certificate of Substantial Completion

I, Jose Rodriguez, of JRS Engineering Ltd., 300 – 4595 Canada Way, Burnaby, British Columbia, certify that, for the purposes of the *Builders' Lien Act*, the following contract or subcontract was substantially completed on **April 7, 2017**:

Street address or other description of the land affected by the improvement:

Place Fontainebleau

1215 Brunette Avenue, Coquitlam, BC

Brief description of the improvement:

Roof replacement including, but not limited to pitched and low-slope roofs

Brief description of the contract or subcontract, including the date of the contract and the names of the parties to it:

Place Fontainebleau – Roof Replacement

between

The Owners, Strata Plan LMS 343

and

Flynn Canada

dated

June 24, 2016

Signed:


[signature of payment certifier]

April 10, 2017

[month, day, year]



Builders Lien Act

(Section 7 (4))

Notice of Certification of Substantial Completion

NOTICE: Re: Place Fontainebleau – Roof Replacement

Take notice that on **April 10, 2017** a certificate of substantial completion, or court order to that effect, was issued with respect to a contract (or subcontract) between

The Owners, Strata Plan LMS 343

and

Flynn Canada

in connection with an improvement on land described as follows:

**Place Fontainebleau
1215 Brunette Avenue, Coquitlam, BC**

For the provision of

Roof replacement including but not limited to pitched roofs

All persons entitled to claim a lien under the Builders 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.

LEAVE THIS NOTICE IN PLACE FOR **55** DAYS FOLLOWING THE DATE NOTED ABOVE.