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151 p

TRANSMITTAL FORM

TO:	**Crosby Property Management Suite 600, 777 Hornby Street Vancouver, BC**	**DATE:**	**March 4, 2003**
ATTENTION OF:	**Brian Carleton**		
JOB NAME:	**Pacific Point**	**PROJECT No.:**	**1808.10**

Enclosed herewith are:

No. of Copies	Item	Description
1	Building Envelope Condition Assessment Pacific Point – VR 2540	Additional colour copy of CA as requested.

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Per Tim Bryant
RDH Building Engineering Limited

APPENDIX A – SCOPE OF WORK

Scope of Work

The following represents our proposed scope of work for the assessment of the condition of the envelope components (roof, walls, windows and doors):

1. Review available documentation pertaining to the original design and construction of the building envelope. This documentation should ideally include full sets of Architectural, Structural, and Mechanical drawings with specifications, documentation of previous remedial work if any, and any photographs of the building under construction or repair that the owners may have.

2. Review any documentation relevant to moisture related problems including photographs and information related to repair work previously undertaken. This review of the history will lead to a more effective and focused investigation. This task has already been partially completed as part of our preliminary litigation support services.

3. At this time, it is not possible to lay out the exact plan for our field investigation as findings early in the field investigation may indicate a need for greater focus on one aspect of the construction and lesser emphasis on others. During the investigation, we will require you or your designate to provide us with access to the building and to arrange access to selected suites. Investigative techniques will include:

- Review typical areas where problems have occurred, from the interior of the building.

- Review the membrane on select roofs, decks and walkways. The services of a roofing contractor will be required to assist us with this task because the roof assemblies are typically of the inverted type and, therefore, the membrane must be exposed to allow for examination.

- Undertake a visual examination of the exterior of the building including typical wall assemblies, window and door details, and roof/wall intersections. During the overall visual review we will perform a more detailed visual examination of any areas which are currently experiencing problems. This visual examination will be undertaken from a ladder and from boatswain's chairs.

- It is difficult to accurately measure the moisture content of gypsum-based sheathing using currently available instrumentation. Therefore, we will only undertake moisture probe readings at select locations. The information obtained from the moisture content readings will be used to assist us in determining the potential for deterioration of the wall assembly components. Where moisture content readings are to be taken, two small holes will be made in the EIFS. The holes will be sealed with sealant after the readings have been taken.

- For buildings of non-combustible construction, the greatest quantity of information can be obtained from exploratory openings. Specifically, test openings allow review of suspect details as well as the visual evaluation of wall components, that are not visible

from the interior or the exterior. It is recommended that a minimum of 30 to 40 exploratory openings be performed, based on our current knowledge of the building. The locations for the test openings made by RJC will be considered when selecting locations for our test openings.

- The performance of the original windows represents a significant variable in terms of the overall recommendations for the building envelope. Generally, testing of window performance is undertaken in accordance with ASTM Test Standard E1105. This will allow us to not only determine whether the windows leak but the nature of that leakage (locations and path). This will also allow us to make much more specific recommendations with respect to the window assemblies and their interfaces with adjacent wall components. At this time it is anticipated that two window assemblies will be tested.

4. Based on the results of our investigation, we will develop conceptual remedial work recommendations, if required, in addition to maintenance and renewals recommendations. This will include preliminary order of magnitude cost estimates and a discussion of alternative approaches where appropriate.

5. Prepare and submit a draft report, which presents the results of our condition assessment as well as our recommendations for renewals and maintenance work. Your review of the draft report at this stage will provide us with input on areas of the report requiring greater clarification. We will meet with you to present the report and discuss your comments in detail.

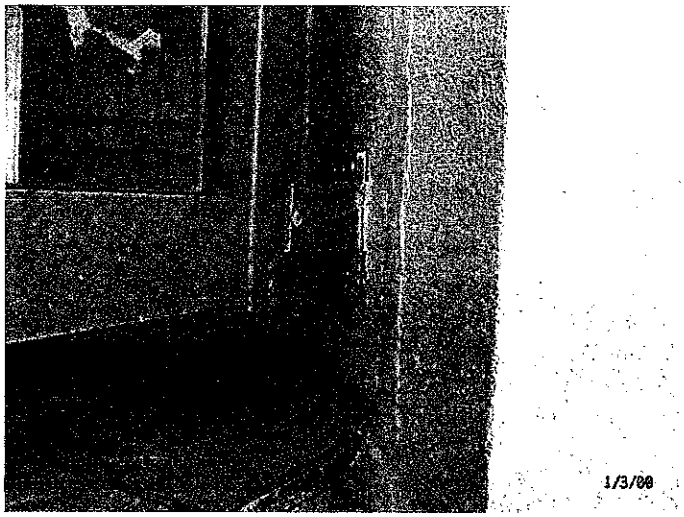
6. Based on your review, we will revise and submit the final report. It will contain supportive photographs and sketches, where appropriate.

7. Meet with the owner group at an information meeting to present the report and explain the results of our work and the recommendations.

APPENDIX B - PHOTOGRAPHS

Pacific Point

M-01



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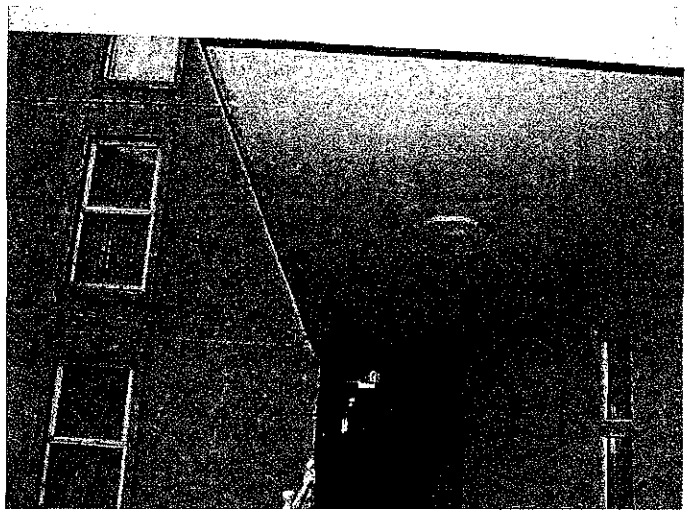

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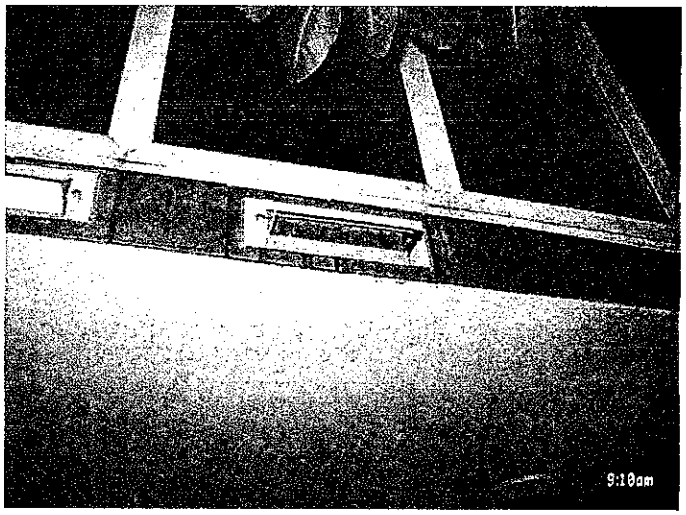

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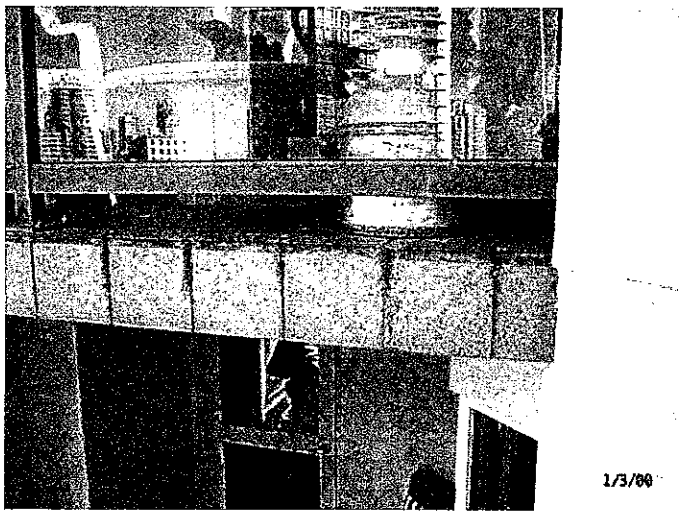

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APPENDIX C - SAMPLE OCCUPANT QUESTIONNAIRE

BUILDING ENVELOPE CONDITIC ASSESSMENT

OWNER/OCCUPANT QUESTIONNAIRE

Project Name:	Pacific Point
Project No.:	1808.10
Date:	

Please complete and place in the questionnaire box in the mailroom by Monday, October 28. Your help will assist us in identifying moisture-related problems in this building. If you have any questions regarding the questionnaire please call Tim Bryant at RDH Building Engineering Ltd.

Office (604) 873-1181

Unit No:_____Owners or Occupants Name:_____

Phone No._____ Exterior Walls Facing: North o East o South o West o

1. Does your suite have current leaks (within the last year)? Yes o No o

2. If so, in which rooms, and at what location does water appear (walls, ceiling, windows, floor etc.)?

   Room_____Location _____

   Room_____Location _____

   Room_____Location _____

3. Has your suite experienced leaks in the past which have now been corrected (no leaks within last year)?
   Yes o No o

   Room_____Location _____

   Room_____Location _____

   Room_____Location _____

4. Do you have problems with condensation? Yes o No o

   Room_____Location _____

   Room_____Location _____

   Room_____Location _____

5. Do you have problems with mould, fungi or mildew? Yes o No o

   Room_____Location _____

   Room_____Location _____

   Room_____Location _____

6. Does cold air penetrate your suite? Yes o No o

   Room_____Location _____

   Room_____Location _____

   Room_____Location _____

OWNER/OCCUPANT QUESTIONNAIRE (cont'd)

7. Are there any walls or floors which are unusually cold during periods of cold weather?

Yes o No o

Room_____Location _____

Room_____Location _____

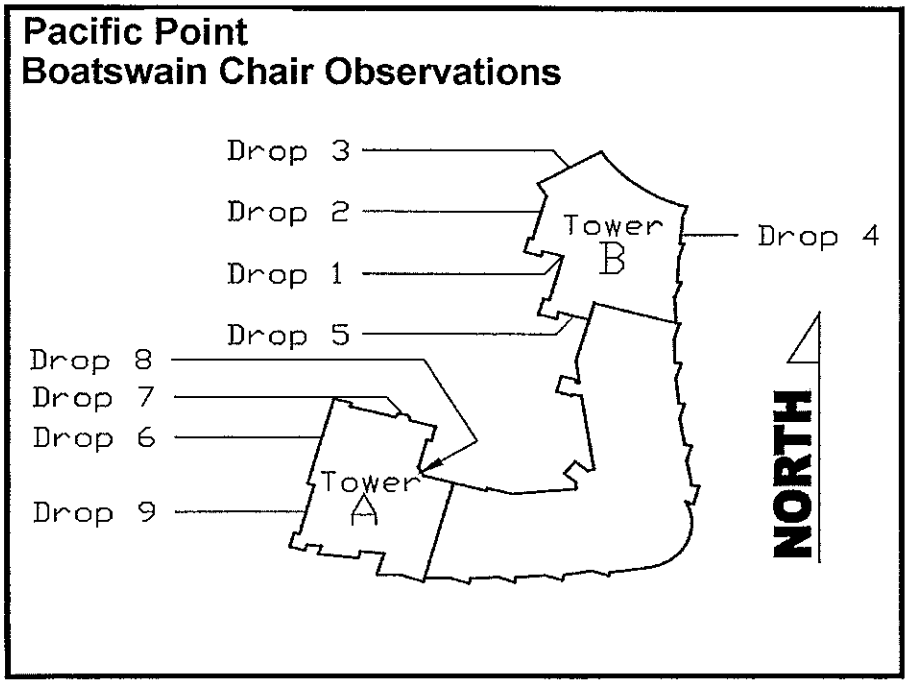
Room_____Location _____

8. Provide additional details of any problems noted:

APPENDIX D – EXTERIOR OBSERVATIONS

Boatswain Chair Observations

Our visual examination of the exterior walls from a boatswain chair revealed the following:



Drop 1 – North Tower - South Elevation - (Photo A00-01 & A00-02)

- Several of the sealed units on the windows observed from drop #1 have visible moisture between the glass panes. (Photos A01-01 to A01-03)

- Metal panels are present at the jamb of the window-wall assembly and over the slab locations adjacent to drop #1 (west side of drop #1). It appears that the vertical and horizontal segments of the metal panels are butted together with no mechanical connection between the panels. Sealant is present over the metal panel segment joints in a "bandage joint" sealant configuration. The sealant at these locations does not appear to be the same type of sealant as at most other locations. It appears that this sealant has been installed more recently. At some locations reviewed, adhesive and/or cohesive sealant failures were observed. It was confirmed, at a few locations, where cohesive failures are present that there is no bondbreaker beneath the bandage joints. (Photos A02-01 to A02-03)

- It appears that there is a coating over the EIFS panels. (Photo A03-01)

- The sealant at the window frame butt joints (mullions to frame) is discontinuous at several windows reviewed. (Photo A04-01)

- The windows, accessible from drop #1, incorporate slider and awning style operable vents with moe-hair operable vent gaskets. (Photos A05-01 to A05-03).

- The window frame extrusions are typically "concealed barrier - improved" style. (Photo A06-01)

- Failed joint sealant was observed at several locations between the window frames and the adjacent EIFS. Some joints have failed cohesively and some joints have failed adhesively. (Photos A7-01 to A7-06)

- EIFS trims are present at most window perimeters (not at enclosed balcony windows). (Photo A8-01)

- Glazing stop gaskets are short at several locations. (Photo A09-01)

- A run of glass block glazing is present on the east side of drop #1. The glass block glazing at the top floor incorporates an operable vent unlike the floors below. (Photo A10-01)

- There are weepholes in the awning style windows. However, the weepholes are smaller than ¼ " in diameter. (Photo A11-01)

- The sealant between the EIFS cladding and the window frames does not have enough adhesive "bite" onto the window frames at numerous locations reviewed. Typically sealant should have a minimum of ¼" "bite". Typically, the sealant joints observed on drop #1 have less than 1/8" "bite" onto the frames. (Photos A12-01 to A12-02)

- Exhaust vents are located directly above the EIFS window trim at various locations. Condensation was observed dripping from the EIFS trim at a few of these locations. (Photo A13-01)

- No weepholes were observed at the slab band panels at the enclosed balcony window wall assembly on the west side of drop #1. (Photo A14-01)

- One moisture reading was taken at the gypsum sheathing below a window corner. The moisture reading is 40 on the moisture meter reference scale. (Photo A15-01)

- Various window frame fasteners are corroded at operable vents that are open. (Photo A16-01)

- The small roof area near the base of drop #1 was reviewed. The roofing membrane does not extend above the base of the EIFS cladding. The exterior gypsum is exposed. The exposed exterior gypsum appears to be deteriorated. (Photos A17-01 to A17-03)

Drop 2 – North Tower - West Elevation – (Photo B00-01)

- The following window types are accessible from drop #2: "concealed barrier - improved" style windows with fixed lites and slider operable vents (moe-hair vent gaskets) and; "concealed barrier" style boxed-out windows with fixed lites and slider operable vents (moe-hair vent gaskets). The boxed-out windows have fixed lites on

the sides and are covered with "concealed barrier" style sloped glazing. The labels on the window extrusions and sealed units indicate that Wescraft manufactured the windows. (Photos B01-01, B01-02)

- Some of the sloped glazed units have additional sealant applied along the metal glazing stops. Several have dirt and organic growth concentrated along the lower end of the glazing against the glazing stops. (Photo B02-01)

- Several of the sealed units on the windows have visible moisture between the glass panes. A 2" depth of water and organic growth was observed within one of the sealed units (boxed out window). (Photo B03-01)

- No weep holes were observed in the metal panels located at the base of the boxed out windows. The side panels typically terminated onto the EIFS cladding with sealant, some are sloped towards the building. Staining is typically noted along the bottom surface. (Photo B04-01)

- The external drainage track at the sliding vent terminates into the EIFS trim projection at the jamb. Failed sealant was noted at this termination. (Photo B05-01)

- Cracked and failed sealant was observed along the bottom of the window frame at the interface with the metal panel that covered the slab. The exposed ledge at the top of the metal panel does not appear to have outward slope. (Photo B06-01)

- The windows on the balconies are not accessible for close review, however, it was noted that the sill flashings are terminated into the EIFS cladding. The interface is sealed with caulking. (Photo B07-01)

- No sealant was observed around the attachment of the guardrail fastening plate to the exterior wall. A gap was common at this interface. (Photo B08-01)

- In locations where the EIFS has been recessed to accommodate the attachment of the guardrail fastening plates, the lower horizontal surface of the recess does not have outward slope. (Photo B09-01)

- The central guardrail post is top mounted through the tiles that cover the balcony slab. No sealant was observed around the mounting plates or the fasteners. (Photo B10-01)

- The EIFS cladding at the perimeter of the balconies is sealed to the tiles with caulking. Ponding water stains adjacent to the exterior walls were observed on several of the balconies. (B11-01)

- Organic growth was typically observed on the grout between the tiles that cover the balcony slabs; this condition is prevalent along the slab edge.

- Face mounted exhaust vent hoods are accessible from this drop. Discontinuous sealant was noted at the perimeter of the vents.

Drop 3 – North Tower - West Elevation - (Photo C00-01)

- Several of the sealed units on the windows observed from drop #3 have visible moisture between the glass panes. (Photo C01-01)
- Paint is flaking off from the window frames at a few locations reviewed. (Photo C02-01)
- The windows accessible from drop #3 incorporate slider style operable vents with moe-hair operable vent gaskets. (Photo C03-01)
- Concentrated run-off is present at the EIFS trim around the windows at various locations. There is also increased staining at these locations directly below the exhaust vents (Photos C04-01 to C04-02)
- The joint sealant between the EIFS panels appears to be in better condition (less failures) than the sealant between the windows and the EIFS cladding. (Photos C05-01 & C05-02)
- The labels on the sealed units typically indicate that the windows are Wescraft windows from 1989. (Photo C06-01)
- It appears that there is a coating over the EIFS panels.
- The sealant at the window frame butt joints (mullions to frame) is discontinuous at several windows reviewed.
- Severe condensation was observed dripping from the inside of the window frame at one window reviewed. Mould is present at various other window frames reviewed (Photos C07-01 & C07-02)
- The window frame extrusions are typically "concealed barrier - improved" style.
- Failed joint sealant was observed at several locations between the window frames and the adjacent EIFS. Some joints have failed cohesively and some joints have failed adhesively.

Drop 4 – North Tower – East Elevation - (Photo D00-01 & D00-02)

- It appears that there is a paint over the EIFS panels.
- Cracking is commonly observed near the outer corners of the EIFS panels. (Photo D01-01)
- The windows are framed by an EIFS trim projection. The horizontal surfaces of the trim are sloped outwards. Cracking in the trim and in the adjacent EIFS cladding is typical. (Photos D02-01& D02-02)

- The windows accessible from drop #4 are "concealed barrier - improved" style windows with fixed lites and slider operable vents (moe-hair vent gaskets).

- Several of the sealed units on the windows observed from drop #4 have visible moisture between the glass panes.

- The perimeter sealant at several of the windows is cracked and deteriorated. This common condition occurs in the sealant located both above and below the sill flashing. Some holes in the sealant were observed. (Photo D03-01)

- Several types of face mounted exhaust vent hoods were accessible from this drop. Weathered and discontinuous sealant was noted at several vents. Some have secondary vent covers over top of the exhaust vent hoods. Some have large quantities of additional sealant applied in a trowel-like manner at the perimeter-fastening flange. (Photos D04-01, D04-01, D04-01)

- Water drops intermittently exited from one of the vents. A considerable amount of water was observed behind the damper. (Photo D05-01)

- Cracking through the face of the EIFS cladding occurs in a rectangular pattern around several of the vent hoods. An additional layer of coating has been applied over these areas, however, the coating is discontinuous where cracking has occurred. Remedial caulking across the top of these vents is common. (Photos D06-01 & D06-02)

- Several small penetrations and tears in the EIFS cladding were noted above a lower level deck. An awning frame was previously installed at this location. The penetrations had been topically patched, however, holes through the patched areas were noted. (Photos D07-01, D07-02)

Drop 5 – North Tower - South Elevation - (Photos E00-01 & E00-02)

- Several of the sealed units on the windows observed from drop #5 have visible moisture between the glass panes.

- It appears that there is a coating over the EIFS panels.

- The windows accessible from drop #5 incorporate slider and awning style operable vents with moe-hair operable vent gaskets.

- The window frame extrusions are typically "concealed barrier - improved" style.

- Failed joint sealant was observed at several locations between the window frames and the adjacent EIFS. Some joints have failed cohesively and some joints have failed adhesively. (Photo E01-01)

- EIFS trims are present at most window perimeters (Photo E02-01).

- Glazing stop gaskets are short at several locations.

- There are weepholes in the awning style windows. However, the weepholes are smaller than ¼ " in diameter.

- The sealant between the EIFS cladding and the window frames does not have enough adhesive "bite" onto the window frames at numerous locations reviewed. Typically sealant should have a minimum of ¼" "bite". Typically, the sealant joints observed on drop #5 have less than 1/8" "bite" onto the frames. (Photos E03-01 to E03-03)

- Saddle flashing at the roof approximately 10 floors up was reviewed. The saddle flashing is butted and sealed to the window frame. (Photo E04-01)

- Various window frame fasteners are corroded at operable vents that are open. (Photo E05-01)

- Various poor T-bar skylight and gutter transition details were observed on this drop. Sealants at various critical locations are failed and various exposed fasteners are corroded. (Photos E06-01 to E06-04)

Drop 6 – South Tower - West Elevation

- Saddle transition is present toward the top of the drop between a concrete wall and the EIFS wall. It appears that a sealant bead is the only line of defense. (Photo F01-01)

- Several of the sealed units on the windows observed from drop #6 have visible moisture between the glass panes.

- It appears that there is a coating over the EIFS panels.

- The window frame extrusions are typically "concealed barrier - improved" style.

- Failed joint sealant was observed at several locations between the window frames and the adjacent EIFS. Some joints have failed cohesively and some joints have failed adhesively. (Photo F02-01)

- EIFS trims are present at most window perimeters.

- Glazing stop gaskets are short at several locations. (Photo F03-01)

- There are weepholes in the awning style windows. However, the weepholes are smaller than ¼ " in diameter.

- The sealant between the EIFS cladding and the window frames does not have enough adhesive "bite" onto the window frames at numerous locations reviewed. Typically sealant should have a minimum of ¼" "bite". Typically, the sealant joints observed on drop #6 have less than 1/8" "bite" onto the frames. (Photos F04-01 to F04-05)

- Transition between EIFS cladding and concrete cladding was located at drop #6. There is a sealant bead between the two cladding types. (Photo F05-01)

- Various exhaust vent hoods are accessible from this drop. The profile of the exhaust vent hood creats an obstruction within the exhaust duct reducing condensation drainage potential. (Photos F06-01 & F06-02)

Drop 7 – South Tower - North Elevation - (Photo G00-01)

- Several of the sealed units on the windows observed from drop #7 have visible moisture between the glass panes.
- It appears that there is a coating over the EIFS panels.
- The windows accessible from drop #7 incorporate slider, casement and awning style operable vents with moe-hair operable vent gaskets. (Photos G-01-01 & G01-02).
- There is a bay window set accessible from drop #7 with 45 degree coupling bars. (Photo G02-01)
- The window frame extrusions are typically "concealed barrier - improved" style.
- A sill flashing is present at the bay window set. The sill flashing is backslopped at various locations and does not incorporate flashing end dams. (Photo G03-01)
- Concentrated run-off staining was observed below various bay window corners. (Photo G04-01)
- Failed joint sealant was observed at several locations between the window frames and the adjacent EIFS and between the sill flashings and windows. Some joints have failed cohesively and some joints have failed adhesively. (Photo G05-01)
- EIFS trims are present at most window perimeters.
- Glazing stop gaskets are short at several locations.
- There are weepholes in the casement and awning style windows. However, the weepholes are smaller than ¼ " in diameter.
- The sealant between the EIFS cladding and the window frames does not have enough adhesive "bite" onto the window frames at numerous locations reviewed. Typically sealant should have a minimum of ¼" "bite". Typically, the sealant joints observed on drop #7 have less than 1/8" "bite" onto the frames. (Photos G06-01 and G06-02)
- Weepholes were observed at the top of the window frame at one of the windows. This window is located two floors from the top of the drop. (Photo G07-01)
- Exhaust vents are located directly above the EIFS window trim at various locations. Condensation was observed dripping from the EIFS trim at a few of these locations. Concentrated run-off staining was observed at several of these locations. (Photo G08-01)

- Various window frame fasteners are corroded at operable vents that were open. (Photo G09-01)

- Drop 7 was located above the skylight at the "tropical room". The skylight glazing at this location has no visible drainage system. Joint sealant is present at the ends of the skylight at the adjacent EIFS cladding interface. The sealant at this location is weathered and failed. (Photo G10-01 to G10-03)

Drop 8 – South Tower - East Elevation

- Several of the sealed units on the windows observed from the drop have visible moisture between the glass panes.

- It appears that there is a coating over the EIFS panels.

- Exposed EIFS mesh was observed at the top of the drop. (Photo H01-01)

- The window frame extrusions are typically "concealed barrier - improved" style.

- Failed joint sealant was observed at several locations between the window frames and the adjacent EIFS and between the sill flashings and windows. Some joints have failed cohesively and some joints have failed adhesively. (Photo H02-01)

- EIFS trims are present at most window perimeters.

- Glazing stop gaskets are short at several locations.

- There are weepholes in the casement and awning style windows. However, the weepholes are smaller than ¼ " in diameter.

- The sealant between the EIFS cladding and the window frames does not have enough adhesive "bite" onto the window frames at numerous locations reviewed. Typically sealant should have a minimum of ¼" "bite". Typically, the sealant joints observed on drop #8 have less than 1/8" "bite" onto the frames. (Photo H03-01)

- The EIFS cladding is damaged (mechanically) at one location approximately three floors up. (Photo H04-01)

- Three moisture readings were taken of the gypsum sheathing below window corners. Two of the readings were 20 on the reference scale and one of the readings was 30 on the reference scale. (Photos H05-01 to H05-03)

- Drop #8 was located above the skylight at the "tropical room". The skylight glazing at this location has no visible drainage system. Joint sealant is present at the ends of the skylight at the adjacent EIFS cladding interface. The sealant at this location is weathered and failed. (Photos H06-01 to H06-07)

- Tile covered walkway slab interface does not appear to be sealed at the adjacent wall interface (toward the bottom of the drop) (Photo H07-01)

Drop 9 – South Tower - West Elevation

- At the deck over living space (one floor down from the top of the drop), it appears that remedial work has been performed. Non-typical cap flashings are present and torch-on roofing is present. There appears to be a continuous membrane below the segmented cap at this location. (Photos1-01 to I01-04)

- Several of the sealed units on the windows observed from the drop have visible moisture between the glass panes.

- It appears that there is a coating over the EIFS panels.

- The window frame extrusions are typically "concealed barrier - improved" style.

- The windows accessible from drop #9 incorporate slider style operable vents with moe-hair operable vent gaskets. (Photo I02-01).

- Failed joint sealant was observed at several locations between the window frames and the adjacent EIFS and between the sill flashings and windows. Some joints have failed cohesively and some joints have failed adhesively.

- EIFS trims are present at most window perimeters.

- Glazing stop gaskets are short at several locations.

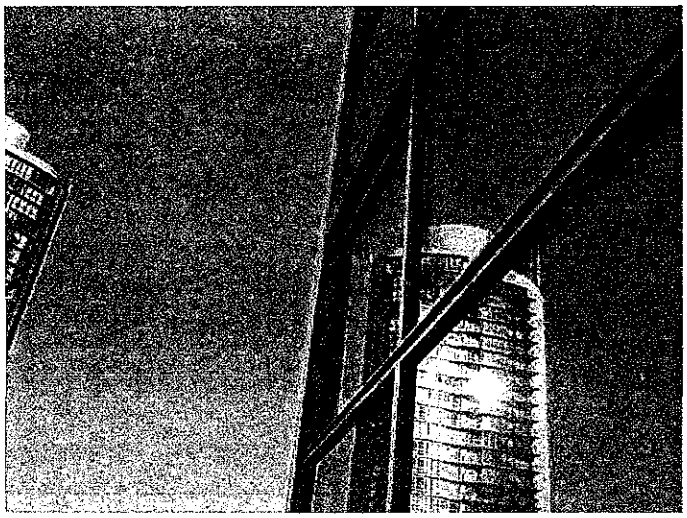
- Boxed-out bay window sets are present on the north side of the drop. The boxed-out bay window sets incorporate skylights at the top. The skylight at these locations appears to be a regular window profile installed on a slope. A few of these sloped skylight / windows have broken sealed units. (Photos I03-01 to I03-03)

- One moisture reading was taken of the gypsum sheathing below the window corner (fourth window from the bottom). The reading was 20 on the reference scale. (Photo I04-01)

- The sealant between the EIFS cladding and the window frames does not have enough adhesive "bite" onto the window frames at numerous locations reviewed. Typically sealant should have a minimum of ¼" "bite". Typically, the sealant joints observed on drop #9 have less than 1/8" "bite" onto the frames. (Photo I05-01)

APPENDIX E – EXPLORATORY OPENINGS

Pacific Point



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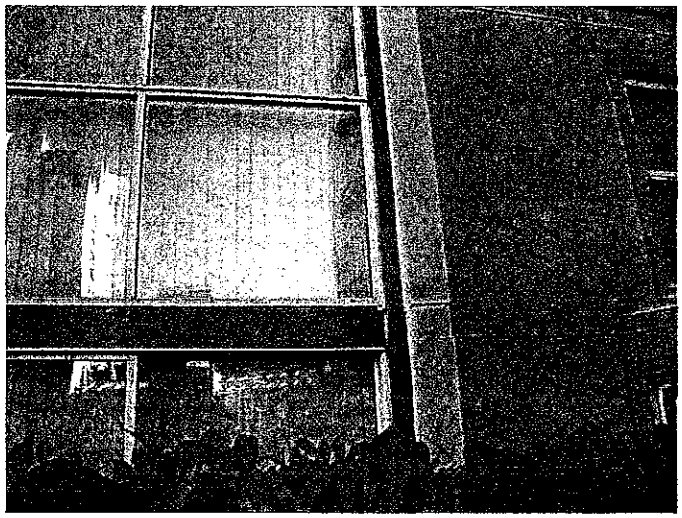

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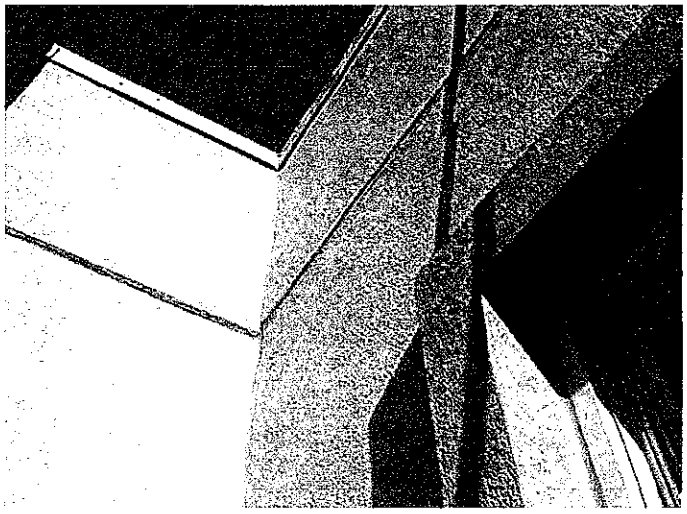

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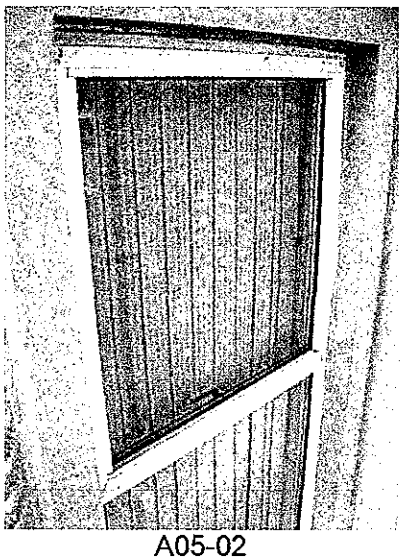

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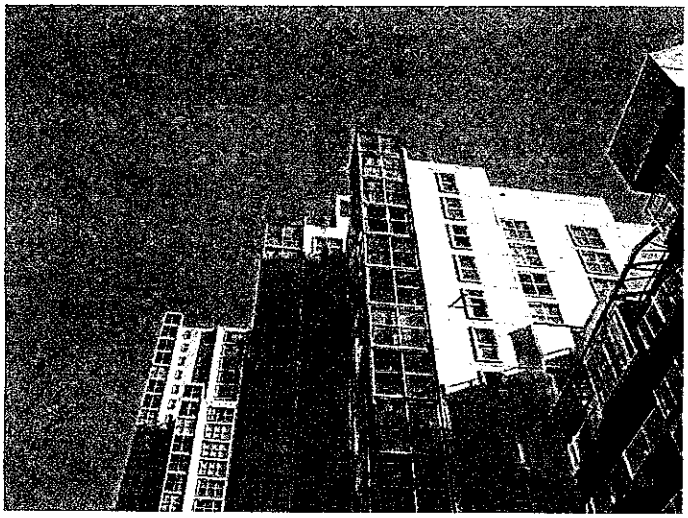
Pacific Point



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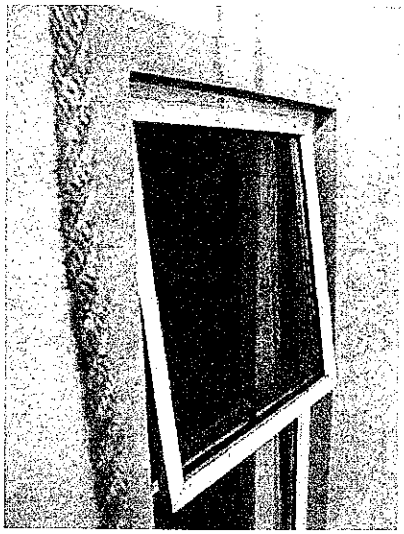
A01-01



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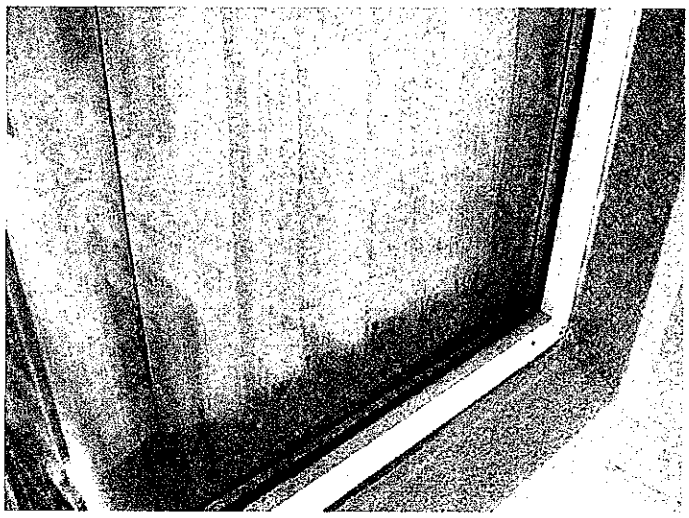
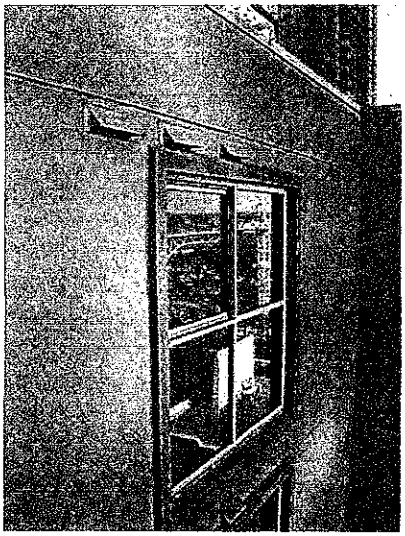


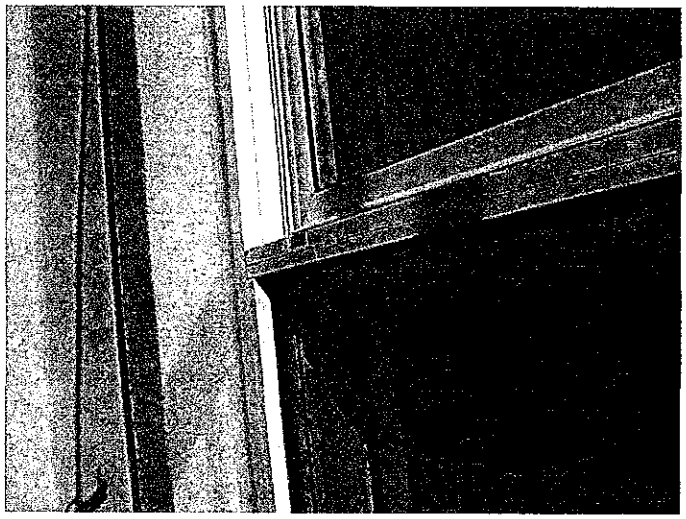
A01-03

A02-01

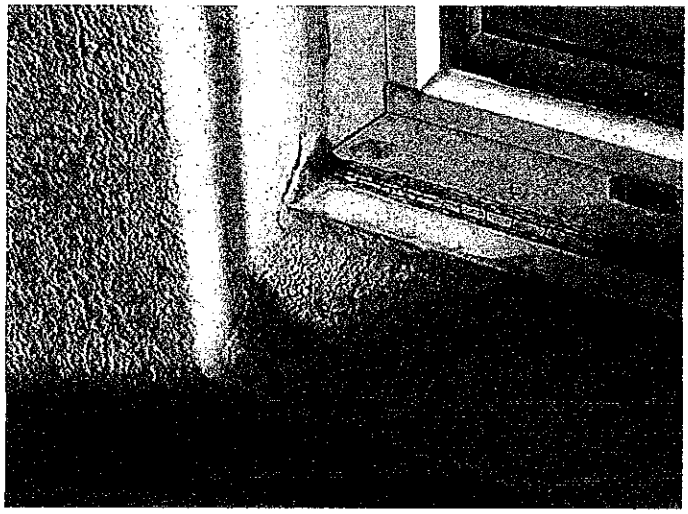
Pacific Point



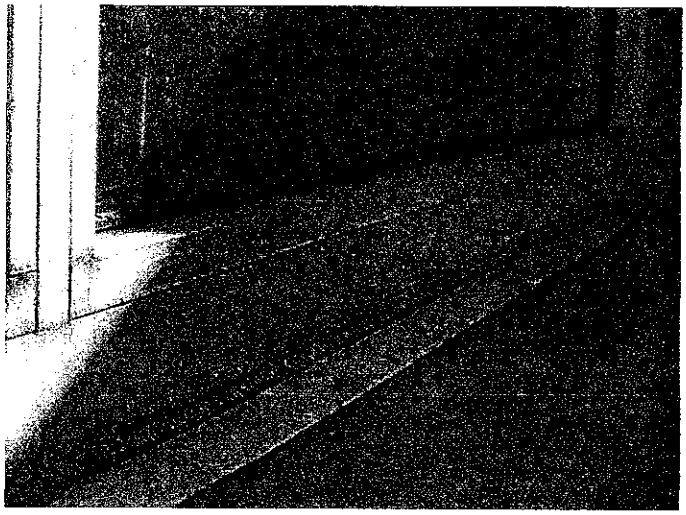
A05-03



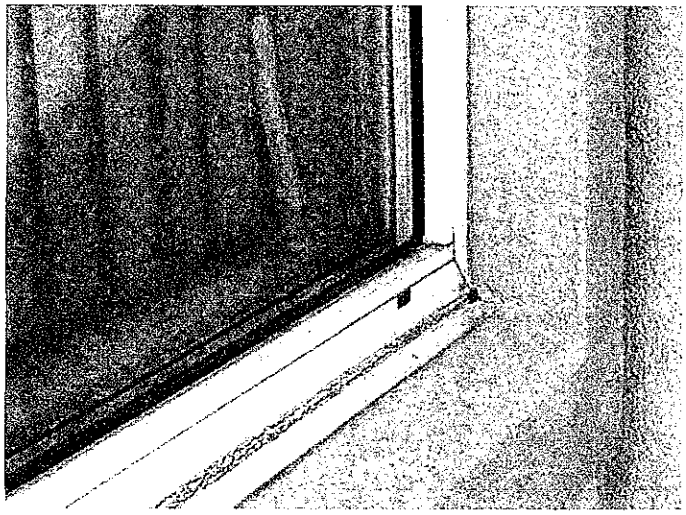
A06-01



A07-01



A07-02



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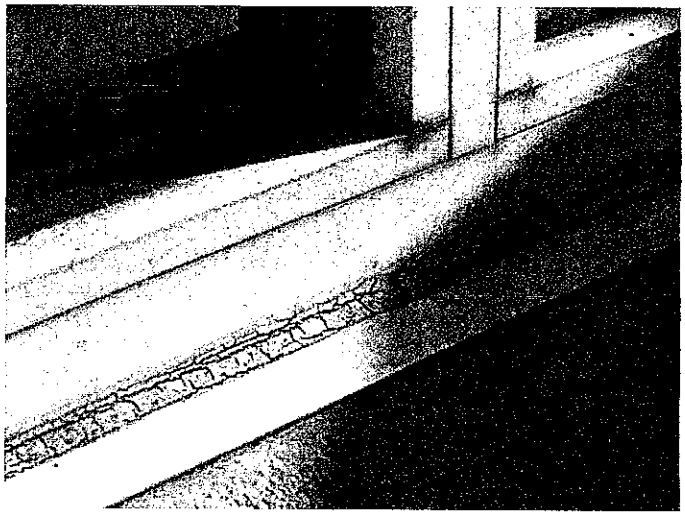
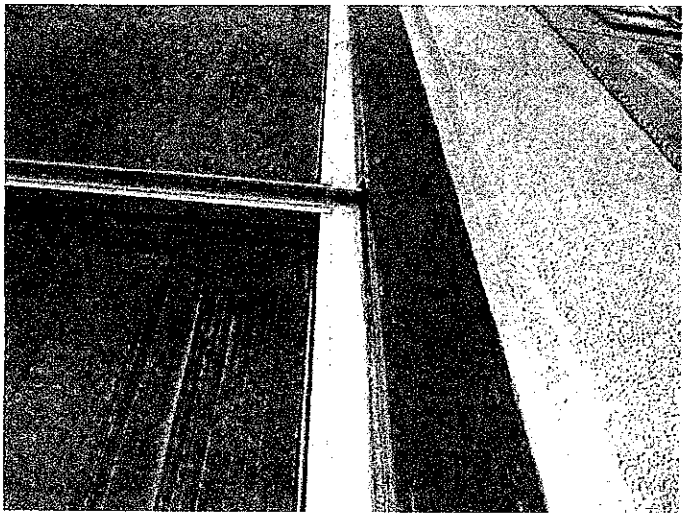


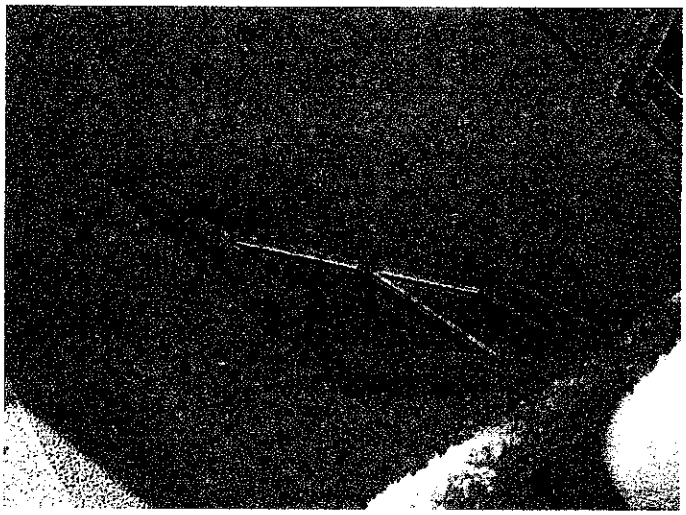
A07-04

Pacific Point

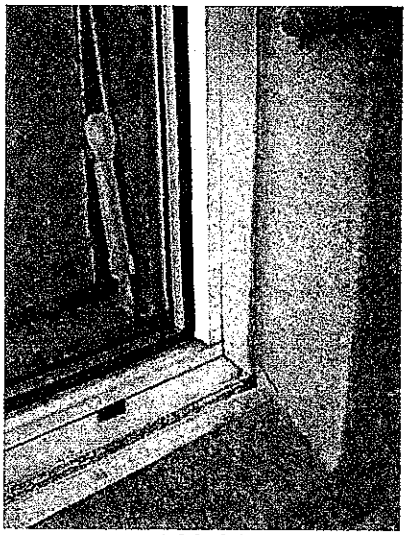


A07-05

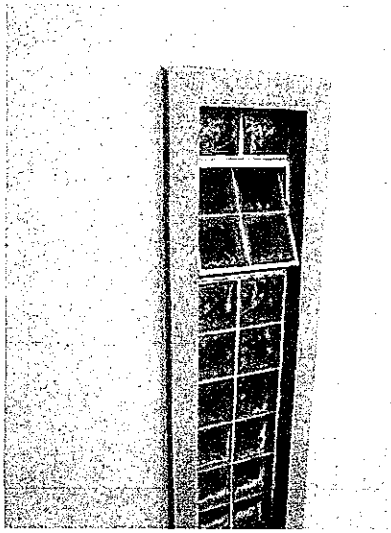
A07-06



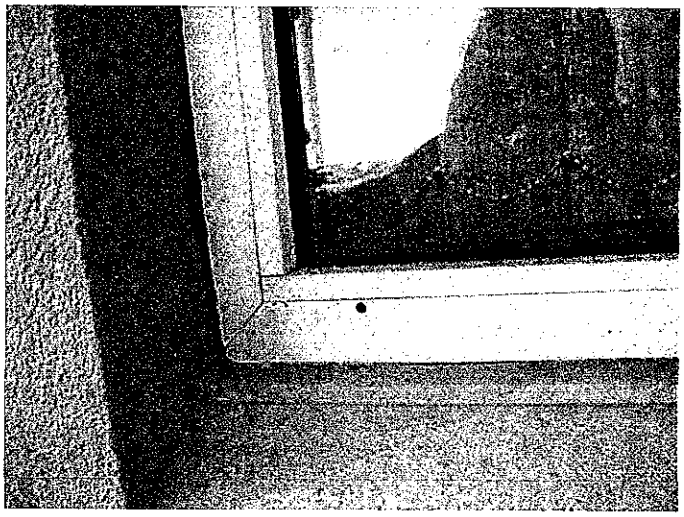
A08-01



A09-01

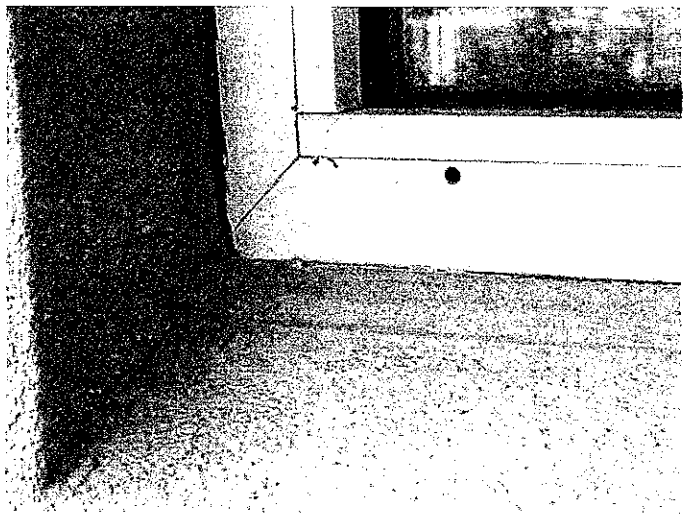


A10-01

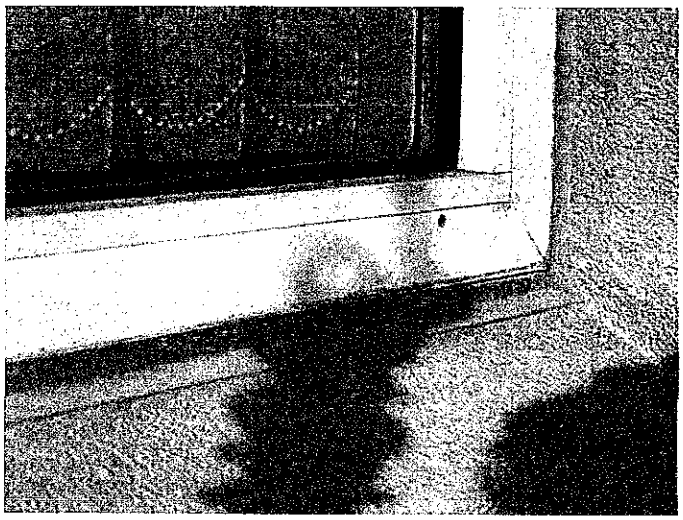


A11-01

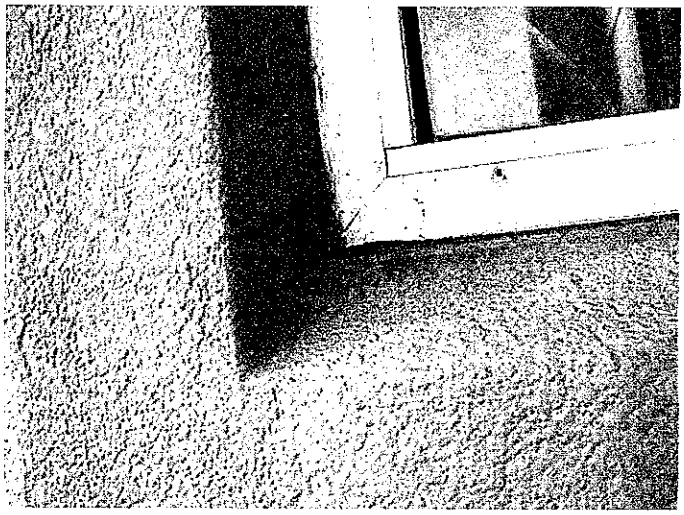
Pacific Point



A11-02



A12-01



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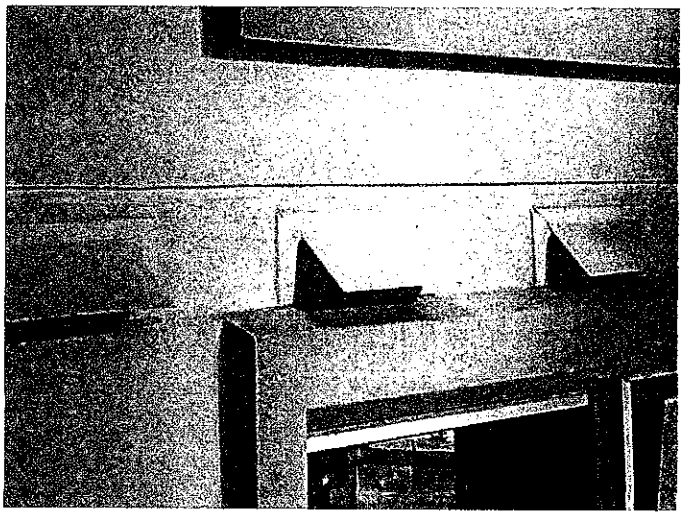
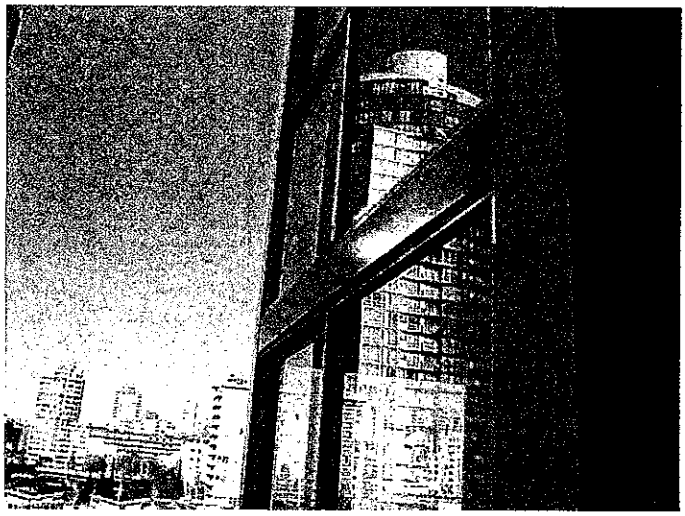
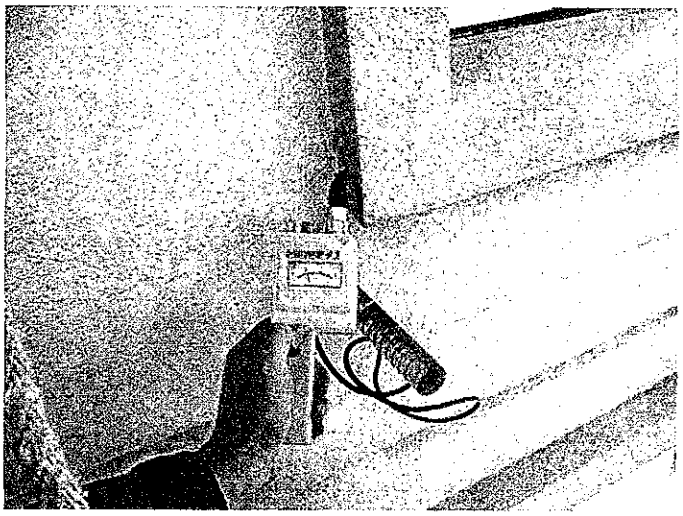


A13-01

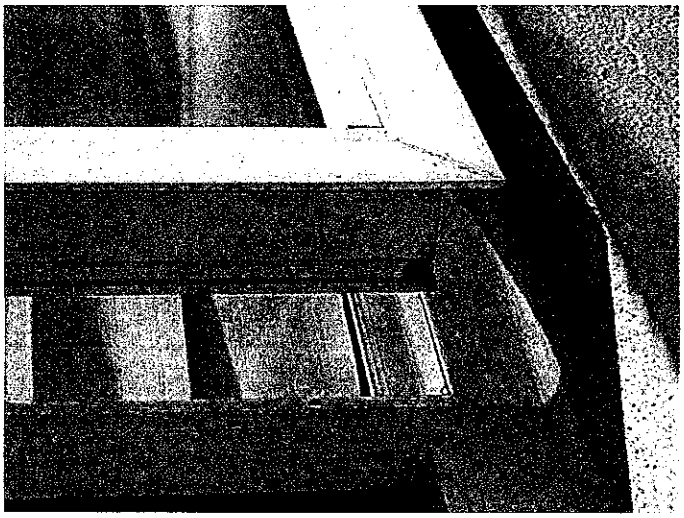


A14-01



A15-01

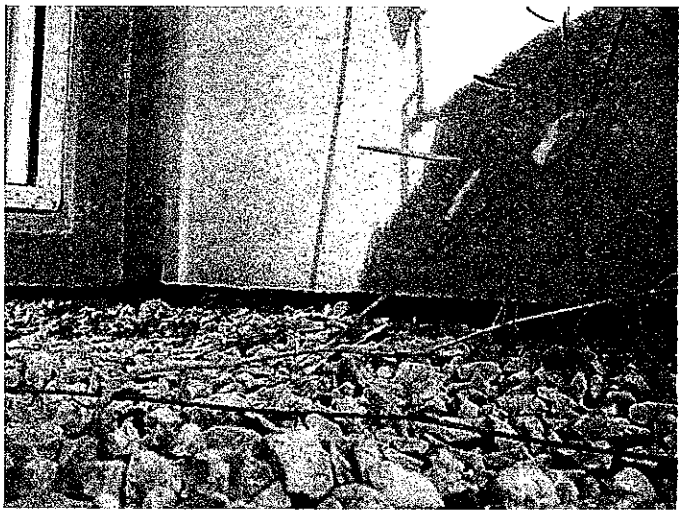
Pacific Point



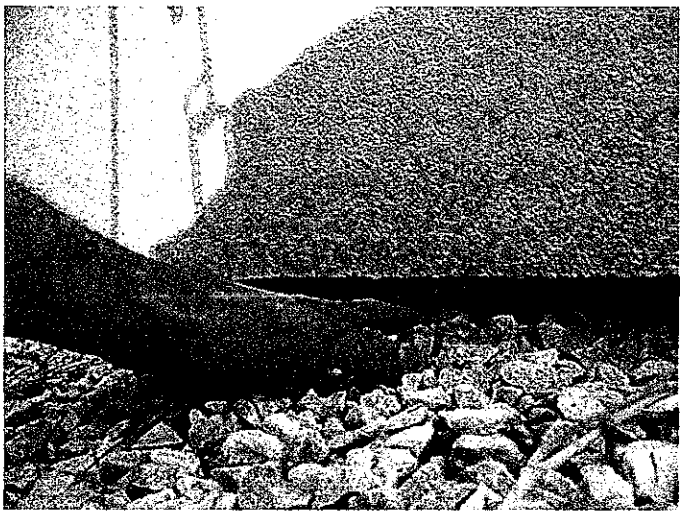
A16-01

A17-01

A17-02

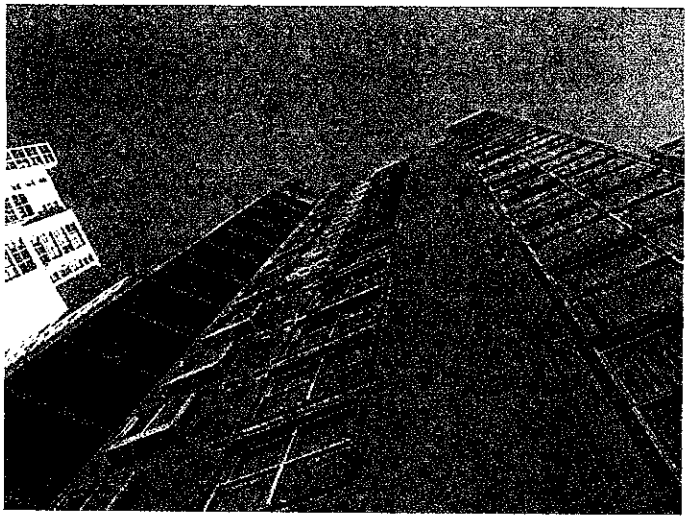


A17-03

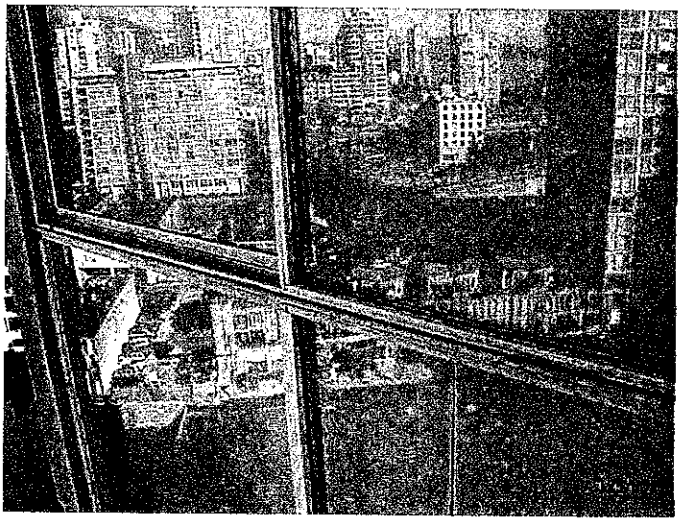


A17-04

Pacific Point

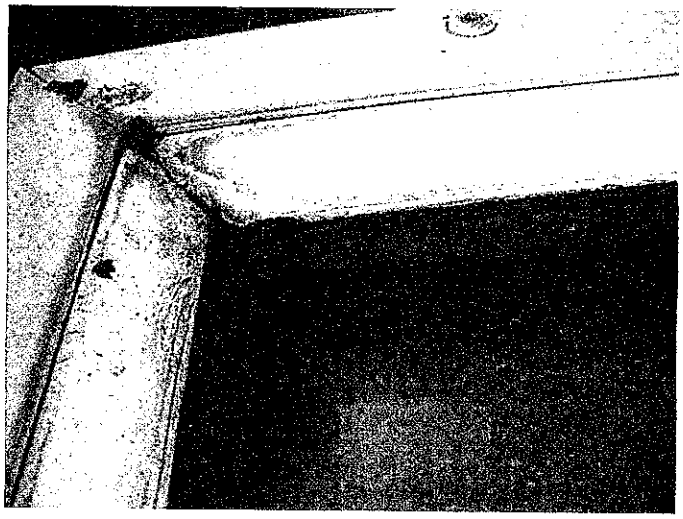


B00-01

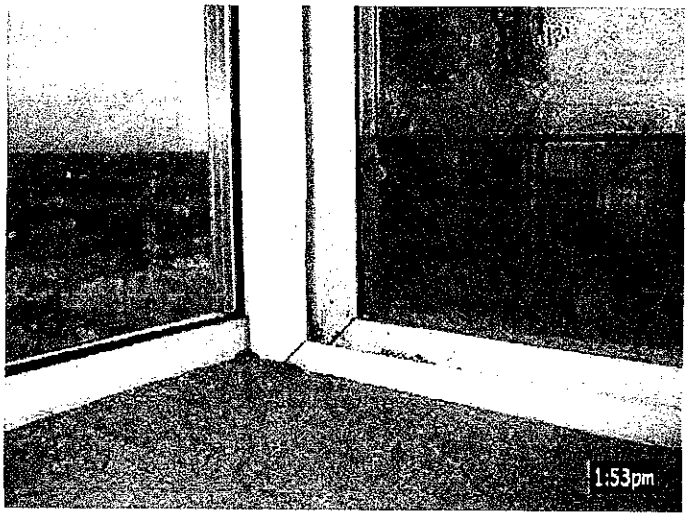


B01-01

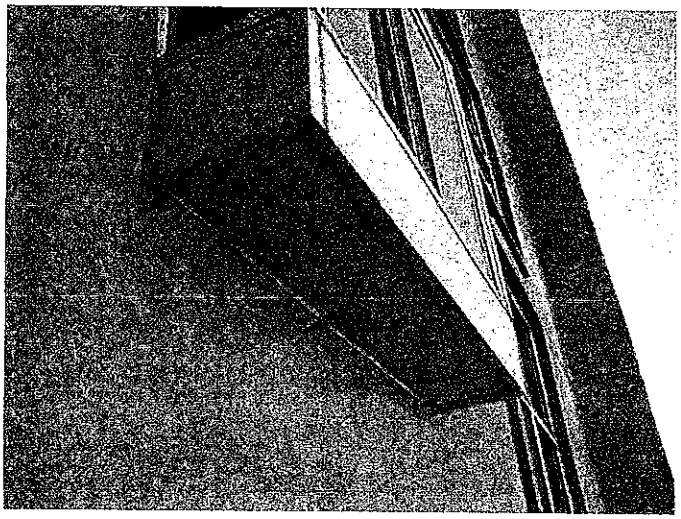
B01-02



B02-01



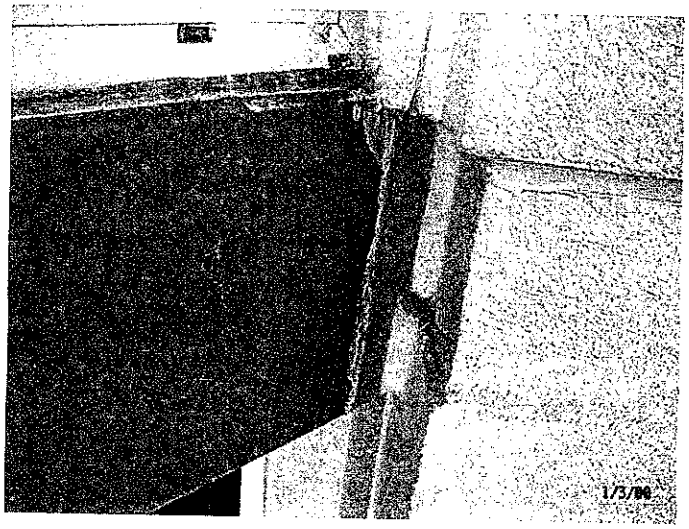
B03-01



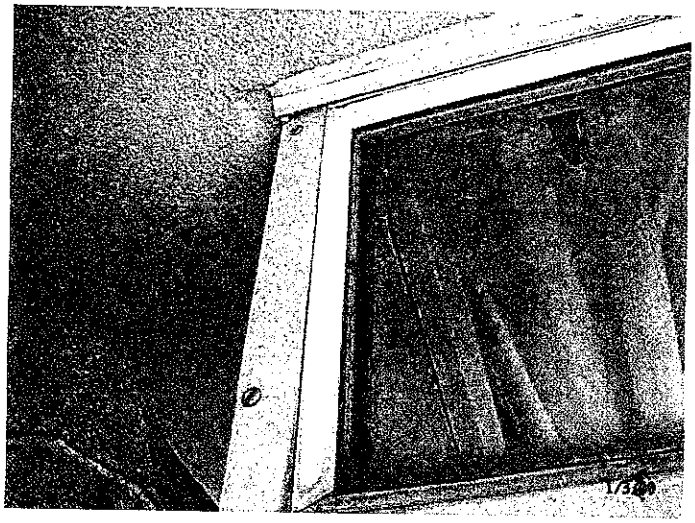
B04-01

Pacific Point

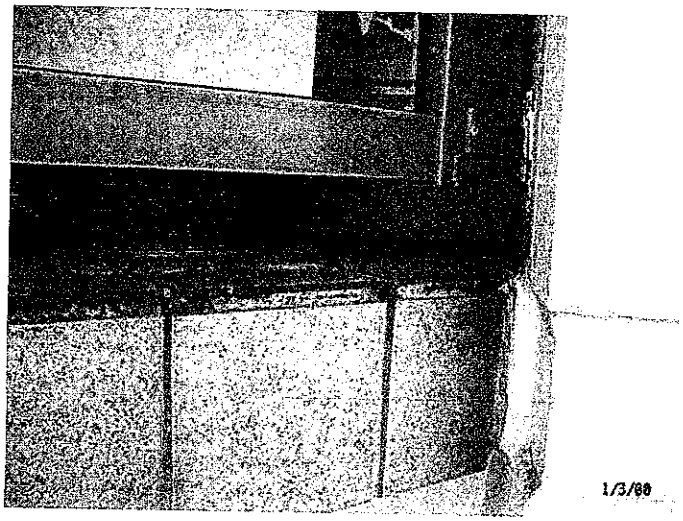
B05-01



B06-01

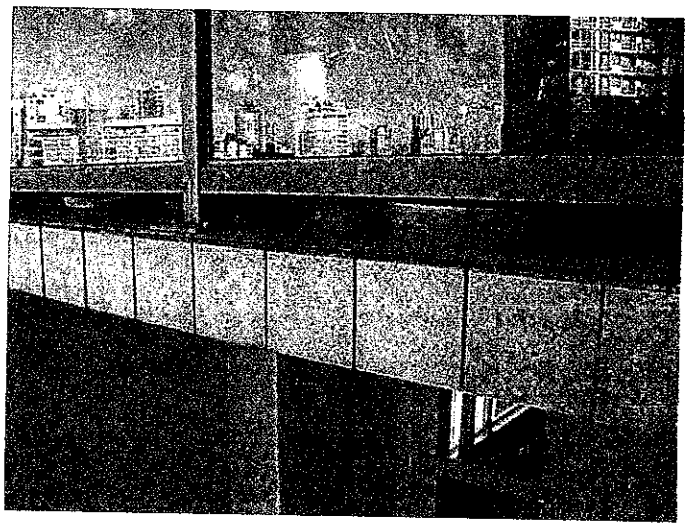


B07-01



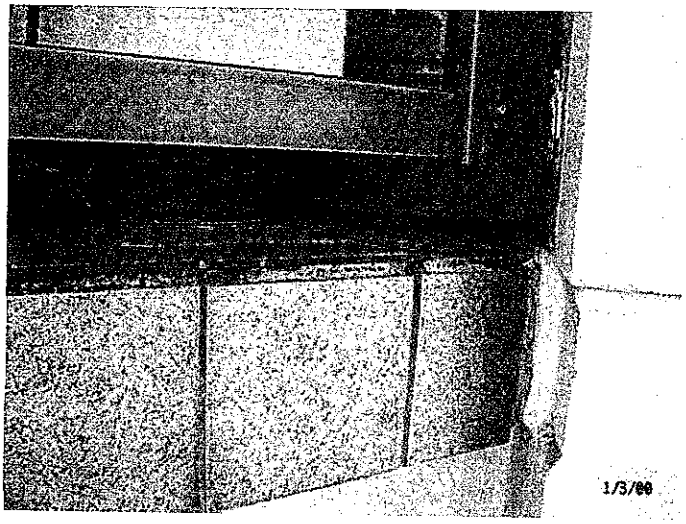
B08-01

B09-01

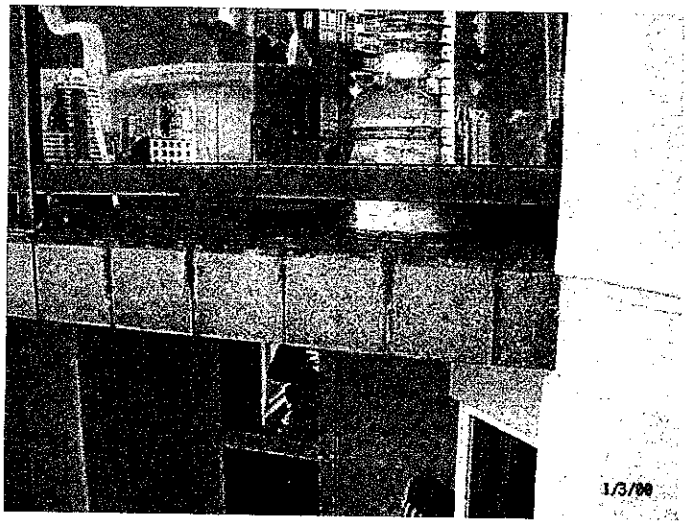


B10-01

Pacific Point

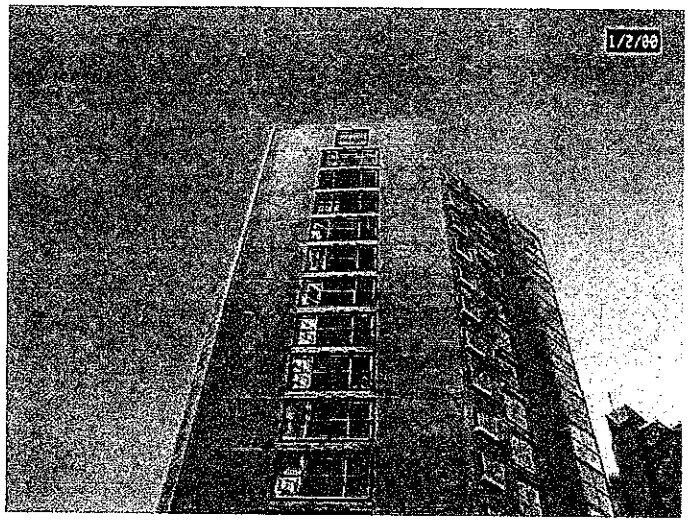


B11-01

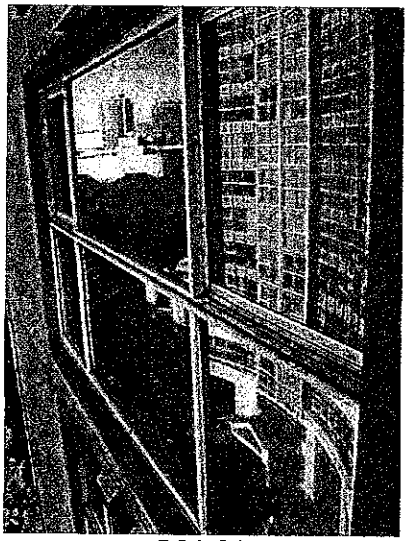


B12-01

Pacific Point

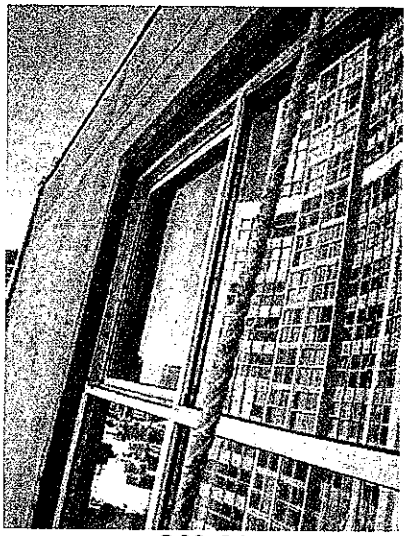


C00-01

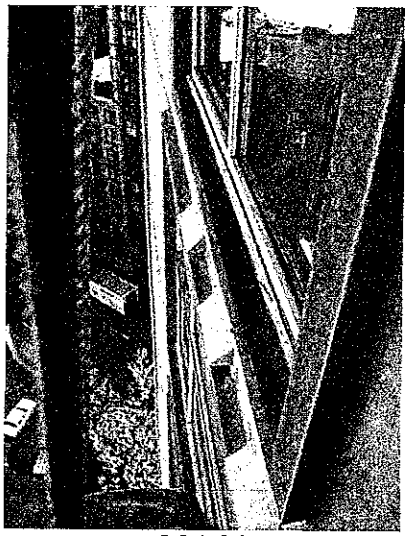


C01-01

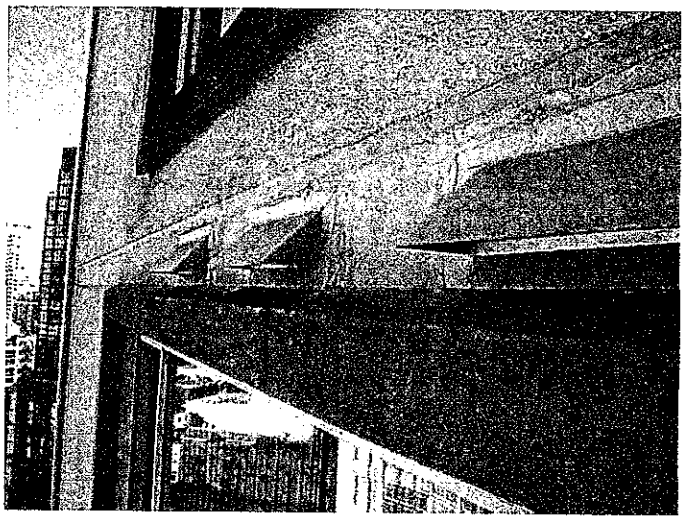
C02-01



C03-01



C04-01

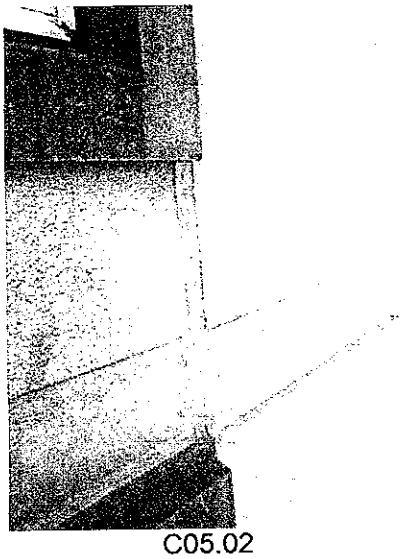


C04-02

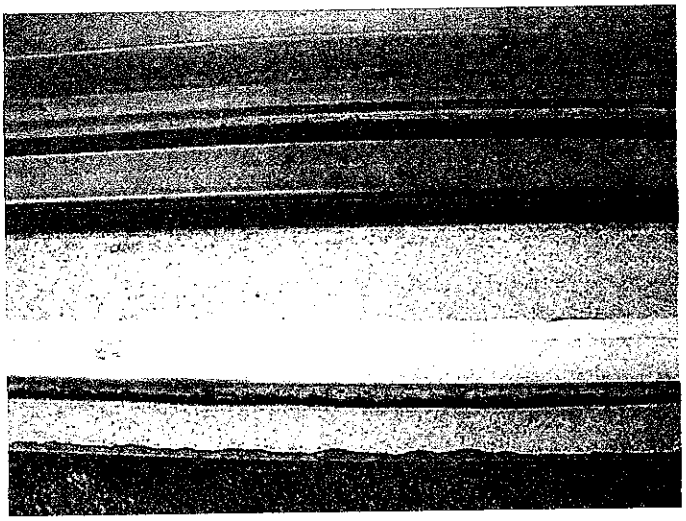
Pacific Point

C04-03

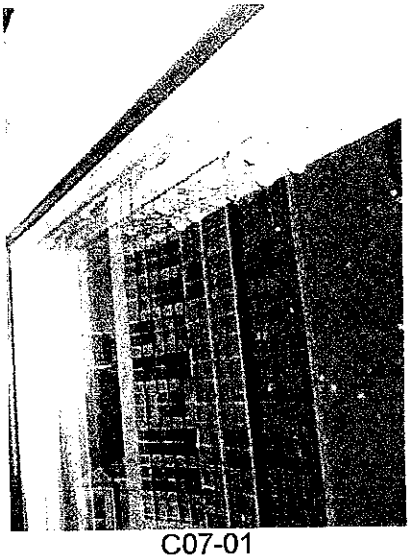
C05.01



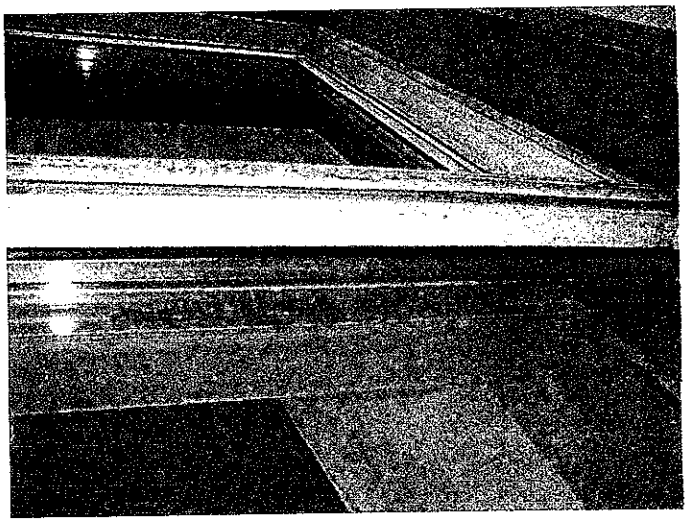
C05.02



C06-01

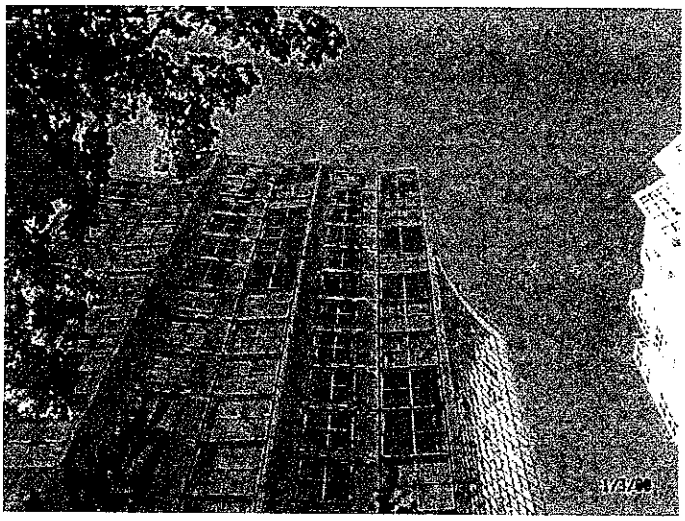


C07-01

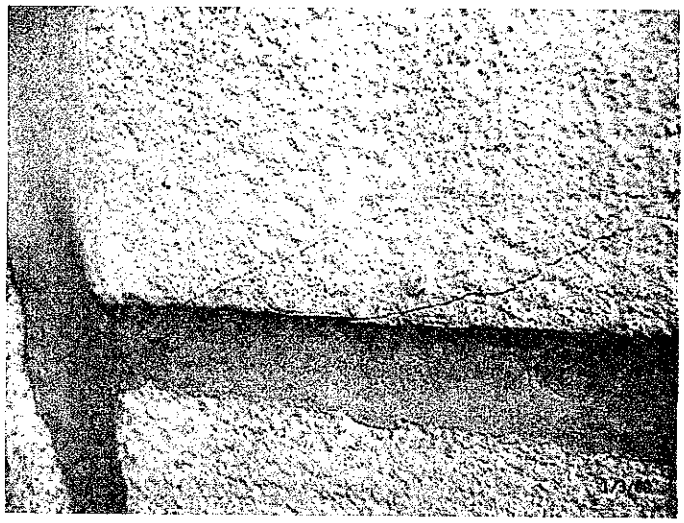


C07-02

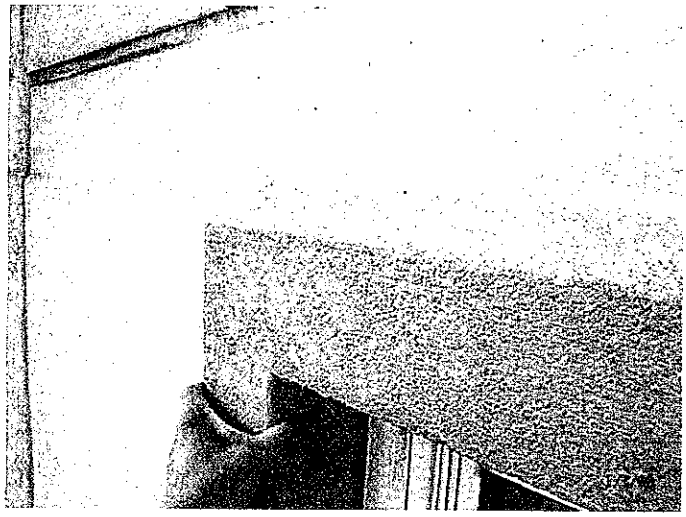
Pacific Point



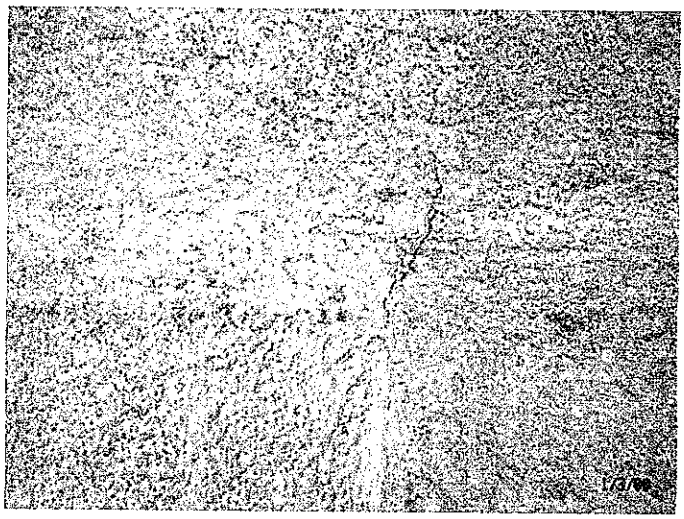
D00-01



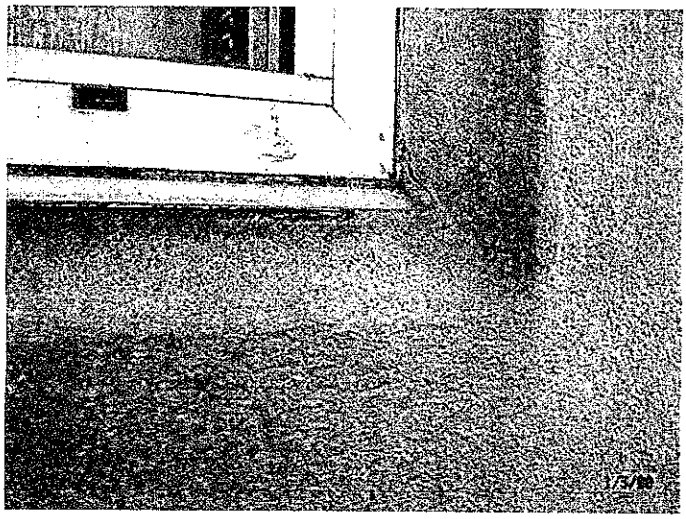
D01-01



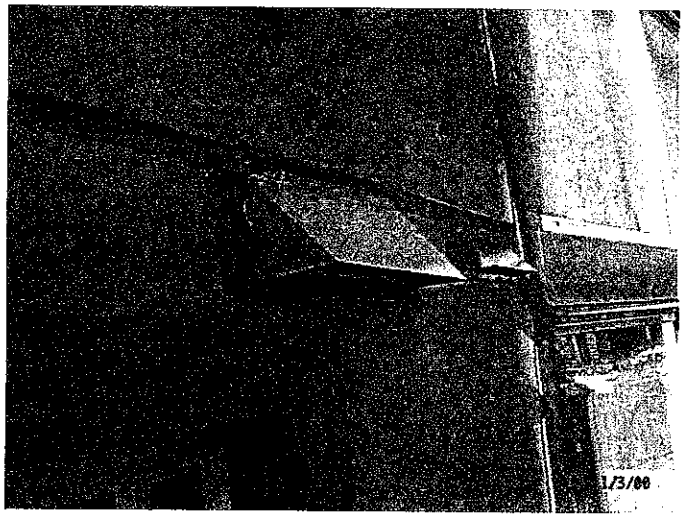
D02-01



D02-02

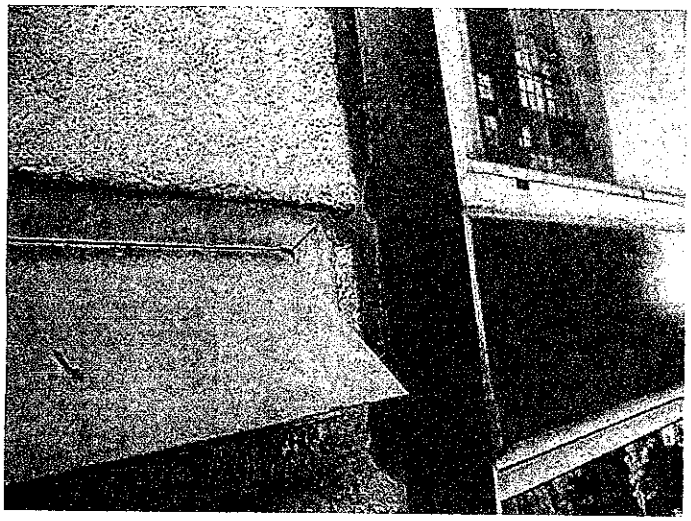


D03-01



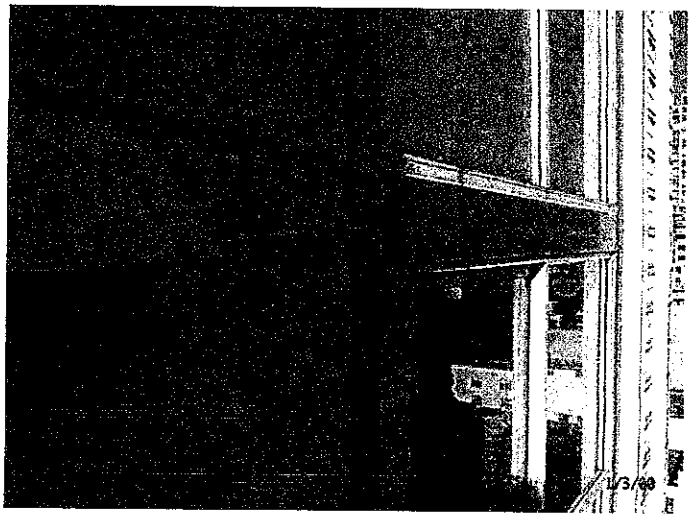
D04-01

Pacific Point

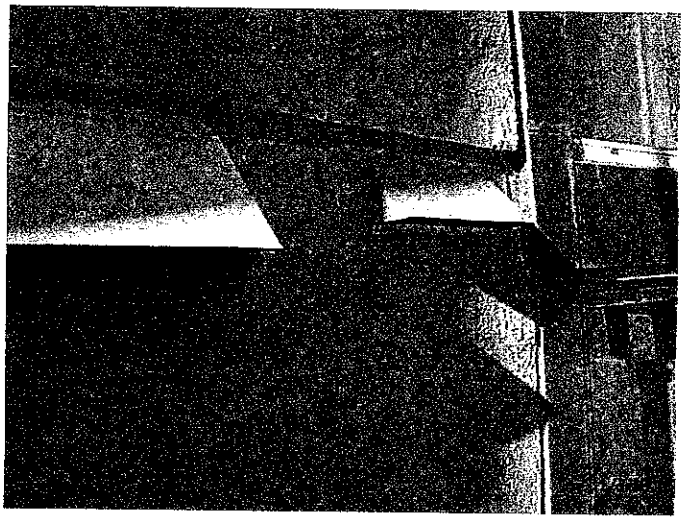


D04-02

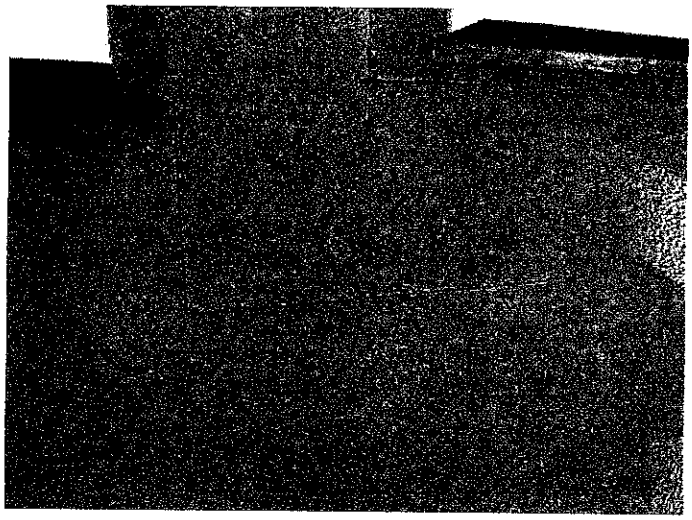
D04-03



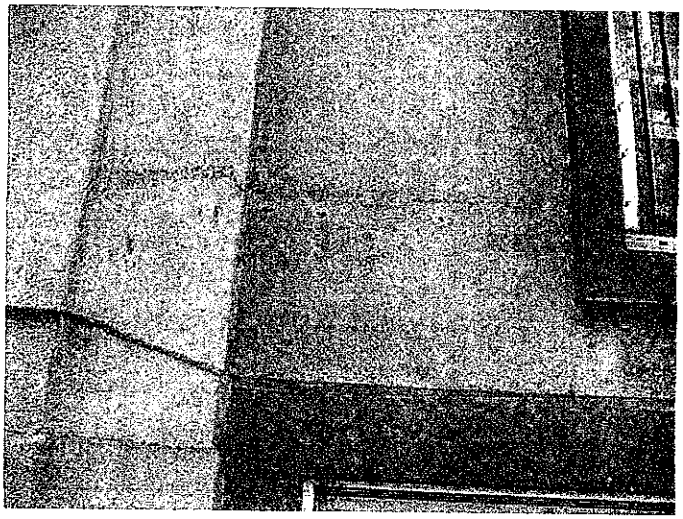
D05-01



D06-01

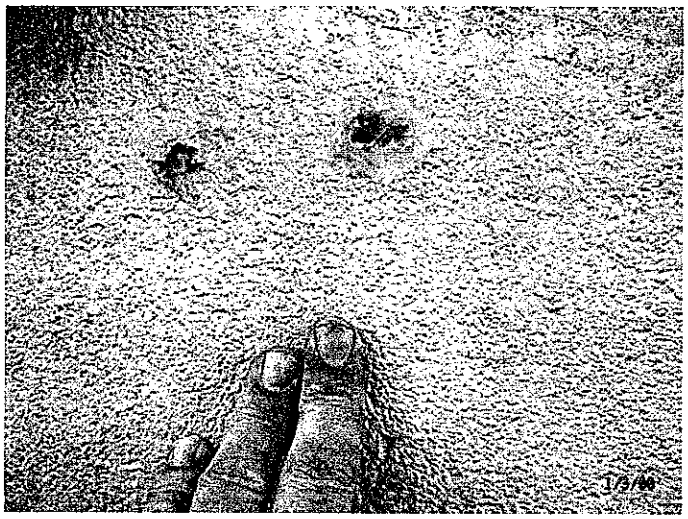


D06-02



D07-01

Pacific Point



D07-02