

August 13, 2003

File No. 202234

Strata VR 2540
1331 Homer Street
Vancouver, BC

ATTENTION : Ms. Betty Rumble, Strata Member

RE : **1331 HOMER STREET – POST TENSION CABLE REVIEW**

Dear Ms. Rumble

INTRODUCTION

GS•Sayers Engineering Ltd. has been retained by Strata VR 2540 to conduct a post-tensioned cable assessment of the 16-storey concrete high rise building located at 1331 Homer Street, Vancouver, BC. The post tensioned cable review was initiated by the Strata Council following a building envelope review of the exterior curved wall on the North face of the building. This investigation was completed by Read Jones Christofferson (RJC) and the findings of this investigation are noted in the RJC report dated April 23, 2002. During the building envelope investigation, RJC's field personnel noted that several of the existing post tensioned anchor grout pockets appeared to have been exposed to water at some time due to the presence of surface corrosion at several post tension anchor plates. As a result of the noted corrosion and the possibility of exposure to moisture, the RJC report recommended further examination of the post tensioned cables.

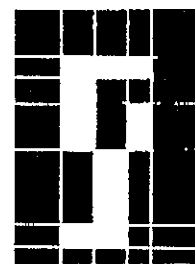
Our review is limited to post tension cables in the vicinity of the curved exterior wall on the North face of the building and the review was "targeted" to the post tensioned cables where surface corrosion was noted on the cable anchor plates as indicated on photographs taken by RJC during their building envelope investigation of the north curved wall.

HISTORY

A detailed post tension cable examination was not completed while the anchors were exposed during the building envelope investigation or during the building envelope repair, subsequently, the building envelope repairs are complete and the post tensioned anchors have been covered by the repaired exterior wall cladding.

In January 2003, GS•Sayers Engineering Ltd. was asked by the Strata Council to conduct a random review of the post tension anchors since the locations of the suspect cables was not known at that time. The Strata Council requested that GS•Sayers proceed with the investigation on a random basis and we were asked to locate the inspection ports within closets in the residential units in order to limit the visual impact within the living space of the residences. Due to the very limited space within the closets, and due to the post tension cable spacing, very few cables were found within the selected closets and the investigation was halted.

Following the initial investigation, GS•Sayers Engineering contacted RJC directly, and was able to obtain copies of the original RJC photographs of the suspect post tensioned anchors taken during their investigation of the building envelope. Our goal in obtaining these photos was to more accurately locate the suspect cables. After reviewing the



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RJC photos, a second, targeted investigation was conducted in the areas noted on the photographs.

SITE INVESTIGATION

The initial investigation mentioned above, was conducted on January 20 / 21, 2003. Mr. Greg Findlay, P.Eng., of GS•Sayers Engineering was on site to review the cables. Polycrete Restorations Ltd. conducted the concrete chipping and patching, and Levelton Engineering Ltd. provided pachometer testing to locate the cables. A total of 13 investigation ports were chipped. Of these ports, cables were located in 6 ports. Due to the poor rate of success in locating cables, the remaining 7 potential investigation sites were abandoned in order to re-evaluate the investigation options. A total of 15 cables were reviewed.

After reviewing the RJC photographs, our second post tension cable investigation was conducted on July 28 and 29, 2003. Again, Mr. Greg Findlay, P.Eng., of GS•Sayers engineering was on site for 2 days to conduct the review, with Polycrete Restorations providing the concrete chipping and patching, and Levelton Engineering Ltd. providing the pachometer testing.

During this second part of our investigation, a total of 8 additional ports were chipped and 10 cables were reviewed.

RECOMMENDATIONS & CONCLUSIONS

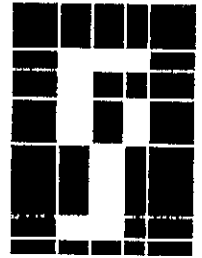
To date we have reviewed a total of 25 cables in 14 different locations throughout the building. No signs of deterioration were noted during our investigation.

In each of our investigations, all of the cables viewed appeared to be in good condition. The grease did not show signs of exposure to moisture, and no corrosion, pitting, or loose strands were discovered. It is our understanding, through discussions with the Strata Council, that there have been no reports of problems within the building relating to post tensioned cable deterioration.

Although we attempted to locate each of the suspect cables noted in the photographs provided by RJC, it was not possible to locate each cable precisely. The descriptions provided with each photo were somewhat vague and only generally located the cable position by unit numbers and room location (for example – unit 802 floor slab, master bedroom). Since there are many post tensioning cables in this area, there is no guarantee that the exact cable shown in the photograph has been reviewed. However, we believe that the cables reviewed are in the general vicinity of the photographed cables and can be considered representative of the general condition of the surrounding cables.

At this time, we do not feel that additional investigation of the post tension cables is required.

We recommend that ongoing maintenance records of the building are maintained and any concerns relating to the cables should be noted so that the location, and nature of the event is available for review. If such events become frequent then it should be reviewed by a structural engineer to determine if further investigation is warranted.. Signs of problems include leaking grease or water from cable locations, or cracks or concrete spalling in post tensioned anchor regions.



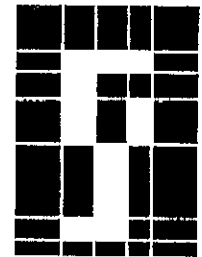
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We understand that the building will likely undergo further exterior wall remediation. We suggest that during the remediation, any post tension anchor pockets which show signs of deterioration associated with water ingress should be reported to a structural engineer for further review. The locations should be noted precisely to allow for accurate future identification. If sufficient concern exists, given the location of the cables, the number of cables, and the severity of the deterioration noted, then the Strata may consider whether further detailed review of the affected cables should be undertaken.



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LIMIT OF LIABILITY

It should be noted that this condition assessment report is based on a visual inspection of the existing structure and building systems. Inspections were made on a random basis with no attempt to review or inspect every element or portion of the building. The intent of the inspection was to determine areas of visually obvious deterioration and to generally determine the overall quality and sufficiency of the post tension cables in the areas reviewed, but not to ascertain the quality or sufficiency of any specific aspect of the building. Furthermore, we have not carried out an analysis of the gravity or lateral resisting systems of the building. Our comments are not a guarantee or warranty of any aspect of the condition of the development whatsoever.

This report was prepared by GS•Sayers Engineering Ltd. for the account of Strata VR 2540. The material in it reflects the existing structural condition of the building to our best judgment in light of the information available to us at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. GS•Sayers Engineering Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The following items were not examined by us nor were they considered as part of the structural survey of the property:

- condition of the roofing system and any leakage concerns;
- moisture considerations at exterior walls;
- plumbing, mechanical or electrical considerations;
- fire prevention requirements or condition of existing equipment and systems;
- detailed review of the gravity and lateral resistance load paths ; and
- presence of hazardous materials such as asbestos, PCB's or toxic industrial waste.



We trust the above is satisfactory for your needs at this time. Please feel free to contact the undersigned if we can provide any further information or clarification on this matter

Yours truly,

GS•Sayers Engineering Ltd.

Per : Greg Findlay, P.Eng.
Project Engineer