

LMSB70  
SEE

**SE** | **SPRATT  
EMANUEL**  
ENGINEERING LTD.

Our File No.: V09-082  
26 October 2009

2348 Yukon Street  
Vancouver, BC  
Canada V5Y 3T6  
Phone 604 872-1211  
Fax 604 872-1274

Strata Plan LMS 3170 – Solo, Duo, Treo  
c/o Vancouver Condominium Services Ltd.  
400 – 1281 West Georgia Street  
Vancouver, BC V6E 3J7  
(Email: bporteous@vancondo.com)

Attention: Ms. Bunny Porteous, Property Manager

Dear Madam:

Re: **Strata Plan LMS 3170 – Solo, Duo, Treo**  
**2228, 2288 Marstrand Avenue & 2688 Vine Street, Vancouver, B.C.**  
**Building Envelope Maintenance 2009**  
**– Notice of Certificate of Substantial Completion**

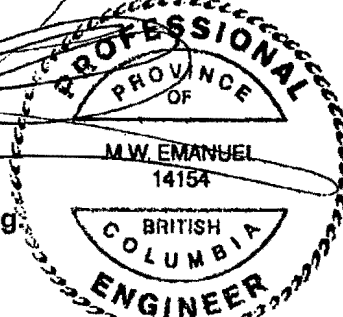
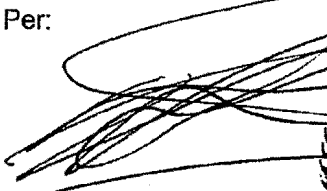
Spratt Emanuel Engineering Ltd. (SEE) has deemed the above-mentioned project as being "Substantially Complete" as of 20 October 2009. Attached is the **Notice of Certificate of Substantial Completion**, which must be posted near the front entrance for a period of 55 days (starting 21 October 2009 and ending 16 December 2009). After this date the lien holdback must be released to the contractor, and SEE recommends completing a title search for registered liens and obtaining a WorkSafeBC clearance letter and a Statutory Declaration from the contractor.

Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

**SPRATT EMANUEL ENGINEERING LTD.**

Per:



Mark W. Emanuel, P.Eng.  
Principal

MWE/cs

Cc: Alumni Restorations Ltd., Mr. Maurice Hulscher (Email: alumni@telus.net)

BUILDERS LIEN ACT  
(Section 7 (10))

**Certificate of Substantial Completion**

Spratt Emanuel Engineering Ltd., of 2348 Yukon Street, Vancouver, British Columbia, certify that, for the purposes of the Builders' Lien Act, the following contract or subcontract was completed on **20 October 2009**:

Building Envelope Maintenance

In connection with an improvement on land described as follows:

Strata Plan LMS 3170 – Solo, Duo, Treo  
2228, 2288 Marstrand Avenue & 2688 Vine Street  
Vancouver, B.C.

For provision of:

**Work generally comprising re-painting, re-coating, and associated work**

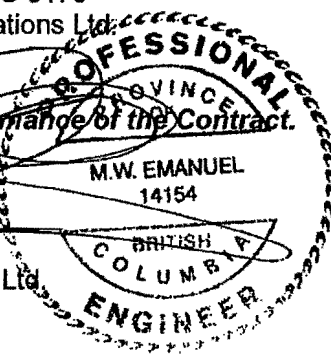
Brief description of the contract or subcontract, including the date of the contract and the names of the parties to it:

<u>Description</u>	Building Envelope Maintenance
<u>Dated</u>	19 June 2009
<u>Owner</u>	Strata Plan LMS 3170
<u>General Contractor</u>	Alumni Restorations Ltd.

*This represents Substantial Performance of the Contract.*

Signed:

Mark W. Emanuel, P.Eng.  
Spratt Emanuel Engineering Ltd.



Dated: 20 October 2009 (dd/mm/yy)

Our File No.: V09-082

**BUILDERS LIEN ACT  
(Section 7 (4))**

2348 Yukon Street  
Vancouver, BC  
Canada V5Y 3T6  
Phone 604 872-1211  
Fax 604 872-1274

**Notice of Certificate of Substantial Completion**

Notice Re.: Strata Plan LMS 3170 – Solo, Duo, Treo  
2228, 2288 Marstrand Avenue & 2688 Vine Street  
Vancouver, B.C.

Take notice that on 20 October 2009 a Certificate of Substantial Completion, or Court Order to that effect, was issued with respect to a contract (or subcontract) between

Alumni Restorations Ltd.

and

Strata Plan LMS 3170

In connection with an improvement on land described as follows:

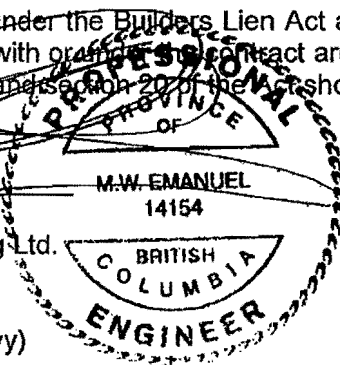
Solo, Duo, Treo  
2228, 2288 Marstrand Avenue & 2688 Vine Street  
Vancouver, B.C.

For provision of Building Envelope Maintenance

All persons entitled to claim a lien under the Builders Lien Act and who performed work or supplied materials 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.

Signed:

Mark W. Emanuel, P.Eng.  
Spratt Emanuel Engineering Ltd.



Dated: 20 October 2009 (d/m/yy)

Our File No.: V09-082