

Our File No. F07-033
August 15, 2007

**Strata Plan LMS 1866 – The Electra
c/o Facilitech Property Management Ltd.
1110 Howe Street
Vancouver, B.C. V6Z 1R2
(Email: bob@facilitech.ca)**

Attention: Mr. Bob Adams

Dear Sir:

**Re: The Electra – Strata Plan LMS 1866 – 989 Nelson St., Vancouver, B.C.
- Proposal for Professional Building Envelope Engineering Services
- Explanation for Eight Window Tests**

I realize that the testing at the eight windows may seem to be out of proportion relative to the cost of the fix which may ultimately be prescribed. However, our reasoning for recommending this testing is as follows:

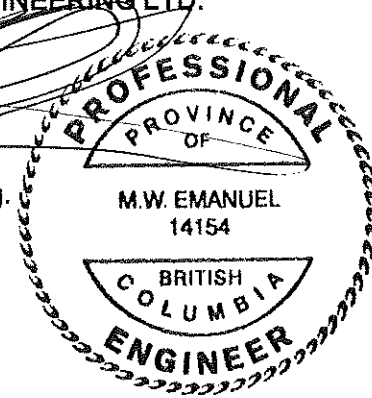
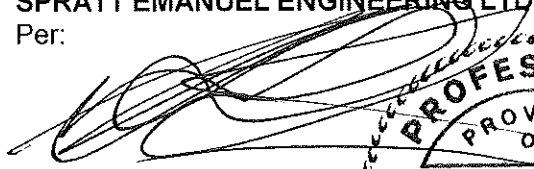
1. The failure mode may be simple or complex and consist of failed caulking, incorrect assembly of the window, or poor assembly design. The failure mode may not be the same on each of the windows.
2. After identifying the failure mode and recommending a repair method if no testing had been conducted prior then a test after the repair would be required to confirm that the repair was the correct one.
3. If no testing of the failed window systems is conducted, either before repairs or after repairs, then there will be no guaranteed result that the repairs have been satisfactory and ultimately further emergency calls and further efforts to enact satisfactory repairs may result, which ultimately sends the costs of those repairs beyond the cost of a simple single test followed by a precise repair strategy based on the results of that test.
4. If after conducting two window tests on different windows, and the same failure mode is discovered, then we would visually check the remaining failed window systems to see if that defect was repeated and we could simply recommend the same fix without conducting further testing and be reasonably certain that we had corrected the problem. The testing costs would be saved.
5. Of course, only testing after the repairs will positively confirm that water infiltration has been terminated. We did not allow for testing at the start and testing at the finish, but presumed that a reasonable overall test budget would assume that approximately eight tests would be required and we also advise that since the test locations are randomly scattered around the building, and the fact the suites are occupied will require additional care to ensure access is possible, and personal possessions are not damaged.

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In our opinion, the only certain way to execute these window repairs is to incorporate some testing budget and we believe that a starting estimate of eight tests would be reasonable and with the possibility that the amount of testing may be reduced. In any case, we can eliminate testing and take more chances if the owners prefer.

Should you have any further questions, please do not hesitate to contact the undersigned.

Yours truly,
SPRATT EMANUEL ENGINEERING LTD.
Per:



Mark W. Emanuel, P.Eng.
Principal

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