

Fire Panel and Sprinkler Repairs (Capital Expenditure 07)

Scope of Work Completed: The fire panel was repaired and sprinkler head covers were added to corridor sprinklers. The fire safety plan was also updated.

Reason for Work: The fire panel was repaired and the sprinkler head covers were added to the corridor sprinkler heads to improve fire safety. The fire safety plan was also updated for this reason.

Timing of Last Repair/Upgrade: The fire suppression system had not been updated since the building was constructed in 2002.

Anticipated Useful Life of Repair/Upgrade: 15 years

Total Cost of Work Completed (Capital Expenditures): \$31,772.21

Detailed Description of All Work Done, Dates Costs Incurred, and Method of Payment by Landlord

Work Done	Invoice No.	Tab 2d Pg.#	Cost	Date Paid	Cheque No. (Payment)	Tab 2d Pg.#
Pacific Coast Fire Equipment invoice to replace pressure reducing valves	146663	23	\$2,071.91	December 1, 2020	1293	21
Pacific Coast Fire Equipment invoice to replace faulty amplifier in alarm valve	152055	26	\$5,617.50	April 1, 2021	1524	24
Pacific Coast Fire Equipment invoice to create updated fire safety plan	154081	28	\$5,460.00	June 1, 2021	1618	27
Pacific Coast Fire Equipment invoice to replace 120 sprinkler head guards	160098	31	\$2,625.00	September 15, 2021	1771	29
Pacific Coast Fire Equipment invoice to troubleshoot and repair power supply	162096	33	\$5,403.30	December 1, 2021	1893	32
Viking Fire Protection Inc. invoice for sprinkler and standpipe system repairs	691303	35	\$10,594.50	October 15, 2020	1220	34
Total Cost for Fire Panel and Sprinkler Repairs			\$31,772.21			



Account Name	From Account	Value Date	Amount	Serial Number	Payee
WESLEY PLACE	001126911005	16/12/2020	7,214.68	1293	

REALSTAR APARTMENT PARTNERSHIP 4 WESLEY PLACE		C.I.B.C. YONGE AND ST. CLAIR 1 ST. CLAIR AVENUE WEST TORONTO ONTARIO M4V 1K7	1293 12 01 2020 DATE H H D D Y Y Y Y
*** SEVEN THOUSAND TWO HUNDRED FOURTEEN AND 68/100 DOLLARS		\$7,214.68	
TO THE ORDER OF	PACIFIC COAST FIRE EQUIPMENT (1976) 2712 ROCK BAY AVENUE VICTORIA , BC V8T 4R9		
		PER:	
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Endorsement - Signature or Stamp
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BACK/VERSO

Date: 03/02/2022 | Page: 1

Pacific Coast Fire Equipment (1976) Ltd. INVOICE

2712 Rock Bay Avenue
Victoria V8T 4R9

Invoice No.: 146663
Date: 15 Oct, 2020
Page: 1

Fax: (250) 386-3488
Phone: (250) 386-8321

Sold to:

WESLEY PLACE
C/O REALSTAR MANAGEMENT
77 BLOOR ST WEST
SUITE 2000
TORONTO, ON M5S 2B4
CANADA

Ship to:

WESLEY PLACE
1022 NELSON ST
VANCOUVER, BC
CANADA

(604) 682-1022

WORK ORDER # 19813012		SALESPERSON Distributor		ORDER DATE 15 Oct, 2020		GST # 10403 9573 RT0001		
code	Description	Qty.	Tax	Base price	Disc %	Price after discount	Amount	
	REPAIRS FROM QUOTE #COQ-20-228 TO REPLACE 5" PRESSURE REDUCING VALVE	1	G	1,973.25		1,973.25	1,973.25	
	Subtotal:						1,973.25	
	G - GST 5%						98.66	
	5							
TERMS	PAYABLE UPON RECEIPT, IF NOT PAID IN 30 DAYS, A 2% INTERES CHARGE WILL APPLY.			Total Amount			2,071.91	
VANCOUVER ISLAND : 888-299-3473				LOWER MAINLAND AND WHISTLER : 604-468-6330				



Account Name	From Account	Value Date	Amount	Serial Number	Payee
WESLEY PLACE	001126911005	13/04/2021	8,362.20	1524	

REALSTAR APARTMENT PARTNERSHIP 4
WESLEY PLACE

CIBC.
YONGE AND ST. CLAIR
1 ST. CLAIR AVENUE WEST
TORONTO ONTARIO M4V 1K7

1524

04 01 2021

DATE M M D D Y Y Y Y

*** EIGHT THOUSAND THREE HUNDRED SIXTY TWO AND 20/100 DOLLARS

\$8,362.20

TO THE
ORDER OF

PACIFIC COAST FIRE EQUIPMENT(1976)
2712 ROCK BAY AVENUE
VICTORIA , BC V8T 4R9

PER:

PER:

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ID # 1005-8

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TOOTHES	DENTS
HAIR	CHEVEUX
HAIR COLOR	COLOR DES CHEVEUX

BACK/VERSO

Date: 03/02/2022 | Page: 1

~~Pacific Coast Fire Equipment (1976) Ltd.~~ INVOICE

~~2712 Rock Bay Avenue
Victoria, BC V8T 4R9~~

Invoice No.: 152055

Date: 25 Jan, 2021

Page: 1

~~Fax: (250) 386-3488~~

~~Phone: (250) 386-8321~~

Sold to:

~~WESLEY PLACE
C/O REALSTAR MANAGEMENT
77 BLOOR ST WEST
SUITE 2000
TORONTO, ON M5S 2B4
CANADA~~

Ship to:

~~WESLEY PLACE
1022 NELSON ST
VANCOUVER, BC
CANADA~~

~~(604) 682-1022~~

WORK ORDER # 20642873		SALESPERSON Distributor	ORDER DATE 25 Jan, 2021		GST # 10403-9573-RT0001		
code	Description	Qty.	Tax	Base price	Disc %	Price after discount	Amount
50-VAN	LABOUR FOR REPAIRS - TROUBLESHOOTING FIRE ALARM PANEL, REPLACED FAULTY AMPLIFIER	1	G	5,350.00		5,350.00	5,350.00
	Subtotal:						5,350.00
	G - GST 5% 5						267.50
TERMS	PAYABLE UPON RECEIPT, IF NOT PAID IN 30 DAYS, A 2% INTEREST CHARGE WILL APPLY.			Total Amount		5,617.50	

VANCOUVER ISLAND : 888-299-3473

LOWER MAINLAND AND WHISTLER : 604-468-6330

**REALSTAR APARTMENT PARTNERSHIP 4
WESLEY PLACE**

CIBC
YONGE AND ST. CLAIR
1 ST. CLAIR AVENUE WEST
TORONTO ONTARIO M4V 1K7

1618 ~

06 01 2021

DATE MM DD YYYY

*** FIVE THOUSAND FOUR HUNDRED SIXTY AND 00/100 DOLLARS

\$5,460.00

TO THE
ORDER OF

PACIFIC COAST FIRE EQUIPMENT (1976)
2712 ROCK BAY AVENUE
VICTORIA , BC V8T 4R9

BC V8T 4R9^F

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BACK/VERSO

Pacific Coast Fire Equipment (1976) Ltd.

2712 Rock Bay Avenue
Victoria, BC V8T 4R9

Fax: (250) 386-3488
Phone: (250) 386-8321

Sold to:

WESLEY PLACE
C/O REALSTAR MANAGEMENT
77 BLOOR ST WEST
SUITE 2000
TORONTO, ON M5S 2B4
CANADA

(604) 682-1022

INVOICE

Invoice No.: 154081
Date: 19 Apr, 2021
Page: 1

Ship to:

WESLEY PLACE
1022 NELSON ST
VANCOUVER, BC
CANADA

WORK ORDER # 21418221		SALESPERSON Chattaway, Michael		ORDER DATE 19 Apr, 2021		GST # 10403 9573 RT0001		
code	Description	Qty.	Tax	Base price	Disc %	Price after discount	Amount	
54-VAN	FIRE SAFETY PLAN	1	G	5,200.00		5,200.00	5,200.00	
	Subtotal:						5,200.00	
	G - GST 5% 5						260.00	
TERMS	PAYABLE UPON RECEIPT, IF NOT PAID IN 30 DAYS, A 2% INTERES CHARGE WILL APPLY.			Total Amount		5,460.00		
VANCOUVER ISLAND : 888-299-3473				LOWER MAINLAND AND WHISTLER : 604-468-6330				



Account Name	From Account	Value Date	Amount	Serial Number	Payee
WESLEY PLACE	001126911005	28/09/2021	2,719.50	1771	

REALSTAR APARTMENT PARTNERSHIP 4
WESLEY PLACE

C.I.B.C.
YONGE AND ST. CLAIR
1 ST. CLAIR AVENUE WEST
TORONTO ONTARIO M4V 1K7

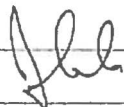
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*** TWO THOUSAND SEVEN HUNDRED NINETEEN AND 50/100 DOLLARS

\$2 719.50

TO THE
ORDER OF

PACIFIC COAST FIRE EQUIPMENT (1976)
2712 ROCK BAY AVENUE
VICTORIA BC V8T 4R8

PER:  

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CHIEF OF RECORDS	CHIEF OF RECORDS
CHIEF OF TRAINING	CHIEF OF TRAINING
CHIEF OF COMMUNITY RELATIONS	CHIEF OF COMMUNITY RELATIONS
CHIEF OF PUBLIC AFFAIRS	CHIEF OF PUBLIC AFFAIRS
CHIEF OF CRIME PREVENTION	CHIEF OF CRIME PREVENTION
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Date: 03/02/2022 | Page: 1

Pacific Coast Fire Equipment (1976) Ltd.

2712 Rock Bay Avenue
Victoria, BC V8T 4R9

Fax: (250) 386-3488
Phone: (250) 386-8321

Sold to:

WESLEY PLACE
C/O REALSTAR MANAGEMENT
77 BLOOR ST WEST
SUITE 2000
TORONTO, ON M5S 2B4
CANADA

(604) 682-1022

INVOICE

Invoice No.: 160098
Date: 22 Jul, 2021
Page: 1

Ship to:

WESLEY PLACE
1022 NELSON ST
VANCOUVER, BC
CANADA

WORK ORDER # 22014269		SALESPERSON Olejnik, Wesley		ORDER DATE 22 Jul, 2021		GST # 10403 9573 RT0001	
code	Description	Qty.	Tax	Base price	Disc %	Price after discount	Amount
29-VAN	REPLACED 120 SPRINKLER HEAD GUARDS	1	G	2,500.00		2,500.00	2,500.00
	Subtotal:						2,500.00
	G - GST 5% 5						125.00
TERMS	PAYABLE UPON RECEIPT, IF NOT PAID IN 30 DAYS, A 2% INTERES CHARGE WILL APPLY.			Total Amount		2,625.00	
VANCOUVER ISLAND : 888-299-3473				LOWER MAINLAND AND WHISTLER : 604-468-6330			



Account Name	From Account	Value Date	Amount	Serial Number	Payee
WESLEY PLACE	001126911005	29/12/2021	5,403.30	1893	

**REALSTAR APARTMENT PARTNERSHIP 4
WESLEY PLACE**

C.B.C.
YONGE AND ST. CLAIR
1 ST. CLAIR AVENUE WEST
TORONTO ONTARIO M4V 1K7

1892

12 01 2021
DATE HH DD YYYY

*** FIVE THOUSAND FOUR HUNDRED THREE AND 30/100 DOLLARS

\$5,403.30

TO THE
ORDER OF

PACIFIC COAST FIRE EQUIPMENT (1976)
2712 ROCK BAY AVENUE
VICTORIA BC V8T 4R9

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BACK/VERSO

Date: 03/02/2022 | Page: 1

~~Pacific Coast Fire Equipment (1976) Ltd.~~ **INVOICE**

~~2712 Rock Bay Avenue~~
~~Victoria, BC V8T 4R9~~

Invoice No.: 162096
Date: 19 Aug, 2021
Page: 1

~~Fax: (250) 386-3488~~
~~Phone: (250) 386-8321~~

Sold to:

~~WESLEY PLACE~~
~~C/O REALSTAR MANAGEMENT~~
~~77 BLOOR ST WEST~~
~~SUITE 2000~~
~~TORONTO, ON M5S 2B4~~
~~CANADA~~

Ship to:

~~WESLEY PLACE~~
~~1022 NELSON ST~~
~~VANCOUVER, BC~~
~~CANADA~~

~~(604) 682-1022~~

WORK ORDER # 22314824		SALESPERSON Distributor		ORDER DATE 19 Aug, 2021		GST # 10403-9573-RT0001	
code	Description	Qty.	Tax	Base price	Disc %	Price after discount	Amount
50-VAN	LABOUR FOR REPAIRS TO TROUBLESHOOT AND REPLACE POWER SUPPLY		1 G	5,146.00		5,146.00	5,146.00
	Subtotal:						5,146.00
	G - GST 5% 5						257.30
TERMS	PAYABLE UPON RECEIPT, IF NOT PAID IN 30 DAYS, A 2% INTEREST CHARGE WILL APPLY.			Total Amount		5,403.30	
VANCOUVER ISLAND : 888-299-3473				LOWER MAINLAND AND WHISTLER : 604-468-6330			



Account Name	From Account	Value Date	Amount	Serial Number	Payee
WESLEY PLACE	001126911005	26/10/2020	10,594.50	1220	

REALSTAR APARTMENT PARTNERSHIP 4
WESLEY PLACE

CIBC
YONGE AND ST. CLAIR
1 ST. CLAIR AVENUE WEST
TORONTO ONTARIO M4V 1K7

1220
10 15 2020
DATE MM DD YYYY

**** TEN THOUSAND FIVE HUNDRED NINETY FOUR AND 50/100 DOLLARS

\$10,594.50

TO THE
ORDER OF

VIKING FIRE PROTECTION INC.
1935 LIONEL BERTRAND BLVD.
BOISBRIAND, QC J7H 1N8

PER:

PER:

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BACK/VERSO

Date: 03/02/2022 | Page: 1



Viking Fire Protection Inc

Realstar Apartment Partnership 4 (RAP4) c/o Wesley
77 Bloor St W
Suite 2000
Toronto, ON M5S 1M2
Canada

Invoice Number 691303
Invoice Date 2020/09/14
Due Date 2020/10/14
PO Number Cheryl Hennig
Project YV-S-01980
Page 1 of 1

Project name: 1022 Nelson Street - Sprinkler/Standpipe System Rep
Project Location:
1022 Nelson Street
1022 Nelson St
Vancouver, BC V6E 4S7

Sprinkler/Standpipe System Repair

	Contract value	To Date
Original: Sprinkler/Standpipe System Repairs	10,090.00	10,090.00
	10,090.00	10,090.00
Subtotal		10,090.00
Sales Tax	GST 129553673	504.50
Invoice Total		10,594.50

Check, EFT, Interac transfert, Visa and Mastercard payment accepted (Subject to approval by the credit department)

2% Monthly administrative charge (24% Yearly) on past due invoices

Please send your payment to:

For any questions concerning this invoice

Viking Fire Protection Inc.
1935 Lionel Bertrand Blvd.
Boisbriand, QC, J7H 1N8
(855) 430-7516, Fax: (450) 430-2029
Cust. No.: BA13785

Daniela Kasburq 604-324-7122

Invoice Number 691303 Amount 10,594.50