

CERTIFICATE OF PAYMENT No.1

PROJECT: Queen Anne Apartment – Podium Membrane Renewal Payment No.: 1

Project No.: 24-00179 PO #: 8502895

TO: Mustafa Qassim, CAPREIT DATE: 2024-09-23
Adam Sharkawy, CAPREIT

Evoked Buildings Engineering Inc. has reviewed the contractor's Progress Claim #1. This submission is for the 1st Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 1	This certificate indicates the amount to be paid to the Contractor, with the money associated with the Builders Lien Holdback to be deposited into an established Trust Account.
1	Invoice No. 275	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd. current account status.

"The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement – PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is **\$2,329.43** (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is **\$246.50** (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.



Erfan Attar, EIT

Building Envelope Engineer (EIT)

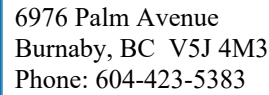
Copy emailed to: Edge Group Ltd.

Project: Queen Anne Apartments, Maple Ridge, BC
Invoice #: Progress Draw #1 (Invoice #275)
Date: 09/23/2024



Item #	Description	Contract Amount	% Complete	Progress to Date	Previously Billed	This Period
1.1	Mobilization and Demobilization	\$8,506.00	25.00%	\$ 2,126.50	\$ -	\$2,126.50
1.2	Site Protection	\$3,385.00	10.00%	\$ 338.50	\$ -	\$338.50
1.3	Other Overhead	\$2,000.00	0.00%	\$ -	\$ -	\$0.00
2.1	Demolition and Surface Prep.	\$27,480.00	0.00%	\$ -	\$ -	\$0.00
3.1	Traffic coating and all required sealant	\$103,440.00	0.00%	\$ -	\$ -	\$0.00
4.1	Labour and materials for minor concrete repairs (top side - horizontal)	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
4.2	Labour and materials for Major concrete repairs (top side - horizontal)	\$5,400.00	0.00%	\$ -	\$ -	\$0.00
4.3	Labour and materials for minor concrete repairs (bottom side - horizontal)	\$19,800.00	0.00%	\$ -	\$ -	\$0.00
4.4	Labour and materials for Major concrete repairs (bottom side - horizontal)	\$19,800.00	0.00%	\$ -	\$ -	\$0.00
4.5	Labour and materials for rebar replacement	\$7,200.00	0.00%	\$ -	\$ -	\$0.00
4.6	Slab edge repair	\$4,500.00	0.00%	\$ -	\$ -	\$0.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	0.00%	\$ -	\$ -	\$0.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	0.00%	\$ -	\$ -	\$0.00
4.9	Labour and materials for drain installation (including scanning)	\$10,080.00	0.00%	\$ -	\$ -	\$0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	\$46,440.00	0.00%	\$ -	\$ -	\$0.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	\$8,280.00	0.00%	\$ -	\$ -	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	0.00%	\$ -	\$ -	\$0.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$ -	\$ -	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00	0.78%	\$ 2,465.00	\$ -	\$2,465.00
Changes	Change Description					
C1		\$ -	0.00%	\$ -	\$ -	\$0.00
	Total Approved Changes	\$ -				

Original Contract Amount	\$314,191.00
Approved Change Orders	\$ -
Revised Contract Amount	\$ 314,191.00
Progress to Date	\$2,465.00
Minus: Previously Billed	\$ -
Subtotal	\$ 2,465.00
Minus: 10% Holdback	\$ 246.50
Subtotal	\$ 2,218.50
5% GST	\$ 110.93
Payment This Month	\$ 2,329.43



PROGRESS BILLING APPLICATION

[illegible]

	concrete repairs (vertical)												
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe supply and installation, pipe connection and waterproofing)	Ea	6.00	1,680.00	10,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00						0.00	2,465.00	2,465.00

CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
0.00												0.00	0.00	0.00

CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date
314,191.00	0.00	2,465.00	2,465.00

PROGRESS BILLING APPLICATION SUMMARY

Original Contract Value	\$314,191.00	
Authorized Changes To Date	\$0.00	
Contract Sum To Date		\$314,191.00
Work Completed to Date	\$2,465.00	
Total Holdback to Date	\$246.50	
Work Completed Less Holdback		\$2,218.50
Total Work Completed from Previous Applications		\$0.00
Amount Payable This Application		\$2,218.50
Balance To Finish Including Holdback		\$311,972.50



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd.
14 Meteor Drive
ETOBICOKE, ON M9W 1A4

March 22, 2024

Person/Business : EDGE GROUP WEST LTD.
Account number : 200380614

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2025.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C134681290
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.



CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto ON M5E 1W1

Purchase Order

8502895

This number must appear on all packing slips, shipping documents, packages and invoices. Terms & conditions attached.

BILLING ADDRESS

Invoices must be sent to the following address(email preferred):

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto ON M5E 1W1

apinvoices-can@capreit.net

SUPPLIER

EDGE GROUP WEST LTD.
6976 PALM AVE
BURNABY BC V5J 4M3

INFORMATION

Version: 0

Date 09/18/2024
Currency CAD
Buyer ANITA DOWNIE
Phone
E-mail a.downie@capreit.net
Terms Net due in 30 days / Holdback10%

Tender # PR-BC-2024-06-14, Tender Issue date 06/14/2024
12184 224th Street, Maple Ridge BC
Garage Repairs per signed CCDC

SHIP TO

Queen Anne Apartments / 12184 224 STREET / MAPLE RIDGE BC V2X 6B6 / 778-372-4278

LN	DESCRIPTION	QUANTITY	UNIT PRICE	NET AMOUNT	DELIVERY
1	Repair of Parking Garage	1 Each	314,191.00	314,191.00	12/06/2024

TERMS & CONDITIONS OF THIS ORDER

- 1.THIS SUPPLIER/EMPLOYER AND ALL OF ITS EMPLOYEES AND/OR SUBCONTRACTORS SHALL WORK IN STRICT ACCORDANCE WITH THE REGULATIONS OF THE PROVINCIAL OCCUPATIONAL HEALTH AND SAFETY ACT
2. ACKNOWLEDGE RECEIPT OF THIS ORDER, SPECIFYING PRICES AND A SHIPPING DATE
3. MAKE NO SUBSTITUTIONS OR CHANGES WITHOUT AUTHORITY FROM US
4. WE RESERVE THE RIGHT TO CANCEL THIS ORDER, IF SHIPMENT IS NOT MADE AS PROMISED
5. THIS ORDER MUST NOT BE BILLED AT HIGHER PRICES

TOTAL

CAD 314,191.00
Plus applicable taxes

President and CEO

Chief Financial Officer

CERTIFICATE OF PAYMENT No.2

PROJECT: Queen Anne Apartment – Podium Membrane Renewal Payment No.: 2

Project No.: 24-00179 PO #: 8502895

TO: Mustafa Qassim, CAPREIT DATE: 2024-10-11
Adam Sharkawy, CAPREIT

Evoked Buildings Engineering Inc. has reviewed the contractor's Progress Claim #2. This submission is for the 2nd Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 2	This certificate indicates the amount to be paid to the Contractor, with the money associated with the Builders Lien Holdback to be deposited into an established Trust Account.
1	Invoice No. 279	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd. current account status and statutory declaration of progress payment distribution.

"The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is **\$ \$72,752.72** (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is **\$ \$7,698.70** (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.



Erfan Attar, EIT

Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

Project: Queen Anne Apartments, Maple Ridge, BC
Invoice #: Progress Draw #2 (Invoice #279)
Date: 2024-10-11



Item #	Description	Contract Amount	% Complete	Progress to Date	Previously Billed	This Period
1.1	Mobilization and Demobilization	\$8,506.00	50.00%	\$ 4,253.00	\$ 2,126.50	\$2,126.50
1.2	Site Protection	\$3,385.00	60.00%	\$ 2,031.00	\$ 338.50	\$1,692.50
1.3	Other Overhead	\$2,000.00	50.00%	\$ 1,000.00	\$ -	\$1,000.00
2.1	Demolition and Surface Prep.	\$27,480.00	50.00%	\$ 13,740.00	\$ -	\$13,740.00
3.1	Traffic coating and all required sealant	\$103,440.00	0.00%	\$ -	\$ -	\$0.00
4.1	Labour and materials for minor concrete repairs (top side - horizontal)	\$10,800.00	100.00%	\$ 10,800.00	\$ -	\$10,800.00
4.2	Labour and materials for Major concrete repairs (top side - horizontal)	\$5,400.00	100.00%	\$ 5,400.00	\$ -	\$5,400.00
4.3	Labour and materials for minor concrete repairs (bottom side - horizontal)	\$19,800.00	10.67%	\$ 2,112.00	\$ -	\$2,112.00
4.4	Labour and materials for Major concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ -	\$19,800.00
4.5	Labour and materials for rebar replacement	\$7,200.00	0.00%	\$ -	\$ -	\$0.00
4.6	Slab edge repair	\$4,500.00	100.00%	\$ 4,500.00	\$ -	\$4,500.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	10.00%	\$ 240.00	\$ -	\$240.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	34.00%	\$ 816.00	\$ -	\$816.00
4.9	Labour and materials for drain installation (including scanning)	\$10,080.00	0.00%	\$ -	\$ -	\$0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	\$46,440.00	0.00%	\$ -	\$ -	\$0.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	\$8,280.00	100.00%	\$ 8,280.00	\$ -	\$8,280.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$ 6,480.00	\$ -	\$6,480.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$ -	\$ -	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00	25.29%	\$ 79,452.00	\$ 2,465.00	\$76,987.00
Changes	Change Description					
C1		\$ -	0.00%	\$ -	\$ -	\$0.00
	Total Approved Changes	\$ -				

Original Contract Amount	\$ 314,191.00
Approved Change Orders	\$ -
Revised Contract Amount	\$ 314,191.00
Progress to Date	\$ 79,452.00
Minus: Previously Billed	\$ 2,465.00
Subtotal	\$ 76,987.00
Minus: 10% Holdback	\$ 7,698.70
Subtotal	\$ 69,288.30
5% GST	\$ 3,464.42
Payment This Month	\$ 72,752.72



6976 Palm Avenue
Burnaby, BC V5J 4M3
Phone: 604-423-5383

Customer: CAPREIT Limited Partnership
Job #: 24-009
Job Name: 12184 224th St. (Queen Anne) - Parkade Repair
Application #: 2.0
From Date: Sep 1, 2024
To Date: Sep 30, 2024

PROGRESS BILLING APPLICATION

CONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	25.00	25.00	50.00	2,126.50	2,126.50	4,253.00
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	10.00	50.00	60.00	338.50	1,692.50	2,031.00
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	0.00	50.00	50.00	0.00	1,000.00	1,000.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	0.00	50.00	50.00	0.00	13,740.00	13,740.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	0.00	200.00	200.00	0.00	100.00	100.00	0.00	10,800.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	0.00	100.00	100.00	0.00	100.00	100.00	0.00	5,400.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	0.00	32.00	32.00	0.00	10.67	10.67	0.00	2,112.00	2,112.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	0.00	300.00	300.00	0.00	100.00	100.00	0.00	19,800.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	0.00	50.00	50.00	0.00	100.00	100.00	0.00	4,500.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	0.00	5.00	5.00	0.00	10.00	10.00	0.00	240.00	240.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	0.00	17.00	17.00	0.00	34.00	34.00	0.00	816.00	816.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe supply and installation, pipe connection and waterproofing)	Ea	6.00	1,680.00	10,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	0.00	300.00	300.00	0.00	100.00	100.00	0.00	8,280.00	8,280.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	0.00	600.00	600.00	0.00	100.00	100.00	0.00	6,480.00	6,480.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							2,465.00	76,987.00	79,452.00

CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
0.00												0.00	0.00	0.00

CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date
314,191.00	2,465.00	76,987.00	79,452.00

PROGRESS BILLING APPLICATION SUMMARY

Original Contract Value	\$314,191.00	
Authorized Changes To Date	\$0.00	
Contract Sum To Date		\$314,191.00
Work Completed to Date	\$79,452.00	
Total Holdback to Date	\$7,945.20	
Work Completed Less Holdback		\$71,506.80
Total Work Completed from Previous Applications		\$2,218.50
Amount Payable This Application		\$69,288.30
Balance To Finish Including Holdback		\$242,684.20



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd.
14 Meteor Drive
ETOBICOKE, ON M9W 1A4

March 22, 2024

Person/Business : EDGE GROUP WEST LTD.
Account number : 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2025.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C134681290
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.
To alter this document constitutes fraud.

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- ☒ second and subsequent progress payments; or
☐ release of holdback.

Information Appearing in the Contract Documents

Name of Project

Parkade Concrete Repairs and Coating
Queen Anne Apartments, 12184 224th Street, Maple Ridge BC

Date of Contract: August 8 2024

Application for payment number 1
dated August 31 2024 is the last
application for payment for which the Contractor has
received payment.

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto, ON this 30 day of September in the year 2024
City/Town and Province

Daniel Piacampo

Name

Assistant Controller

Title

Signature

Tania Olivia Stalteri,
a Commissioner, etc.,
Province of Ontario,
for Edge Group Ltd.
Expires May 11, 2026

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC

9

2018

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A – 2018.

CCDC

Copyright 2018

Canadian Construction Documents Committee



CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto ON M5E 1W1

Purchase Order

8502895

This number must appear on all packing slips, shipping documents, packages and invoices. Terms & conditions attached.

BILLING ADDRESS

Invoices must be sent to the following address(email preferred):

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto ON M5E 1W1

apinvoices-can@capreit.net

SUPPLIER

EDGE GROUP WEST LTD.
6976 PALM AVE
BURNABY BC V5J 4M3

INFORMATION

Version: 0

Date 09/18/2024
Currency CAD
Buyer ANITA DOWNIE
Phone
E-mail a.downie@capreit.net
Terms Net due in 30 days / Holdback10%

Tender # PR-BC-2024-06-14, Tender Issue date 06/14/2024
12184 224th Street, Maple Ridge BC
Garage Repairs per signed CCDC

SHIP TO

Queen Anne Apartments / 12184 224 STREET / MAPLE RIDGE BC V2X 6B6 / 778-372-4278

LN	DESCRIPTION	QUANTITY	UNIT PRICE	NET AMOUNT	DELIVERY
1	Repair of Parking Garage	1 Each	314,191.00	314,191.00	12/06/2024

TERMS & CONDITIONS OF THIS ORDER

1. THIS SUPPLIER/EMPLOYER AND ALL OF ITS EMPLOYEES AND/OR SUBCONTRACTORS SHALL WORK IN STRICT ACCORDANCE WITH THE REGULATIONS OF THE PROVINCIAL OCCUPATIONAL HEALTH AND SAFETY ACT
2. ACKNOWLEDGE RECEIPT OF THIS ORDER, SPECIFYING PRICES AND A SHIPPING DATE
3. MAKE NO SUBSTITUTIONS OR CHANGES WITHOUT AUTHORITY FROM US
4. WE RESERVE THE RIGHT TO CANCEL THIS ORDER, IF SHIPMENT IS NOT MADE AS PROMISED
5. THIS ORDER MUST NOT BE BILLED AT HIGHER PRICES

TOTAL

CAD 314,191.00
Plus applicable taxes

President and CEO

Chief Financial Officer

CERTIFICATE OF PAYMENT No.3

PROJECT: Queen Anne Apartment – Podium Membrane Renewal Payment No.: 3

Project No.: 24-00179 PO #: 8502895

TO: Mustafa Qassim, Adam Sharkawy, Andrew Ross – CAPREIT DATE: 2024-11-26

Evoked Buildings Engineering Inc. has reviewed the contractor's Progress Claim #3. This submission is for the 3rd Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 3	This certificate indicates the amount to be paid to the Contractor, with the money associated with the Builders Lien Holdback to be deposited into an established Trust Account.
1	Invoice No. 287	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress payment distribution.

"The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is **\$116,012.99** (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is **\$12,276.51** (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.



Erfan Attar, EIT
Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

Project: Queen Anne Apartments, Maple Ridge, BC
Invoice #: Progress Draw #3 (Invoice #287)
Date: 2024-11-26



Item #	Description	Contract Amount	% Complete	Progress to Date	Previously Billed	This Period
1.1	Mobilization and Demobilization	\$8,506.00	70.00%	\$ 5,954.20	\$ 4,253.00	\$1,701.20
1.2	Site Protection	\$3,385.00	80.00%	\$ 2,708.00	\$ 2,031.00	\$677.00
1.3	Other Overhead	\$2,000.00	70.00%	\$ 1,400.00	\$ 1,000.00	\$400.00
2.1	Demolition and Surface Prep.	\$27,480.00	75.00%	\$ 20,610.00	\$ 13,740.00	\$6,870.00
3.1	Traffic coating and all required sealant	\$103,440.00	0.00%	\$ -	\$ -	\$0.00
4.1	Labour and materials for minor concrete repairs (top side - horizontal)	\$10,800.00	100.00%	\$ 10,800.00	\$ 10,800.00	\$0.00
4.2	Labour and materials for Major concrete repairs (top side - horizontal)	\$5,400.00	100.00%	\$ 5,400.00	\$ 5,400.00	\$0.00
4.3	Labour and materials for minor concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 2,112.00	\$17,688.00
4.4	Labour and materials for Major concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.5	Labour and materials for rebar replacement	\$7,200.00	100.00%	\$ 7,200.00	\$ -	\$7,200.00
4.6	Slab edge repair	\$4,500.00	100.00%	\$ 4,500.00	\$ 4,500.00	\$0.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 240.00	\$2,160.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 816.00	\$1,584.00
4.9	Labour and materials for drain installation (including scanning,	\$10,080.00	0.00%	\$ -	\$ -	\$0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	\$46,440.00	46.67%	\$ 21,672.00	\$ -	\$21,672.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	\$8,280.00	100.00%	\$ 8,280.00	\$ 8,280.00	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$ 6,480.00	\$ 6,480.00	\$0.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$ -	\$ -	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00	44.37%	\$ 139,404.20	\$ 79,452.00	\$59,952.20
Changes	Change Description					
C1.4.01	Labour and materials for minor concrete repairs (top side - horizontal) - Beyond base item 4.01	\$ 45,631.08	95.00%	\$ 43,349.53	\$ -	\$43,349.53
C1.4.02	Labour and materials for Major concrete repairs (top side - horizontal) - Beyond base item 4.02	\$ 12,544.20	95.00%	\$ 11,916.99	\$ -	\$11,916.99
C1.4.03	Labour and materials for minor concrete repairs (bottom side - horizontal) - Removal of unused quantity	-\$ 17,688.00	100.00%	-\$ 17,688.00	\$ -	-\$17,688.00
C1.4.04	Labour and materials for Major concrete repairs (bottom side - horizontal) - Beyond base item 4.04	\$ 36,006.96	90.00%	\$ 32,406.26	\$ -	\$32,406.26
C1.4.05	Labour and materials for rebar replacement - Removal of unused quantity	-\$ 7,200.00	100.00%	-\$ 7,200.00	\$ -	-\$7,200.00
C1.4.06	Slab edge repair - Beyond base item 4.06	\$ 14,986.80	0.00%	\$ -	\$ -	\$0.00
C1.4.07	Labour and materials for minor concrete repairs (vertical) - Removal of unused quantity	-\$ 2,160.00	100.00%	-\$ 2,160.00	\$ -	-\$2,160.00
C1.4.08	Labour and materials for Major concrete repairs (vertical) - Removal of unused quantity	-\$ 1,584.00	100.00%	-\$ 1,584.00	\$ -	-\$1,584.00
C1.4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe) - - Removal of unused quantity	-\$ 21,672.00	100.00%	-\$ 21,672.00	\$ -	-\$21,672.00
C1.4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11	\$ 24,325.54	100.00%	\$ 24,325.54	\$ -	\$24,325.54
C1.4.12	Labour and materials for parging on topside of the podium - Beyond base item 4.12	\$ 1,177.42	95.00%	\$ 1,118.55	\$ -	\$1,118.55
	Total Approved Changes	\$ 84,367.99		\$ 62,812.87	\$ -	\$ 62,812.87

Original Contract Amount	\$314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 202,217.07
Minus: Previously Billed	\$ 79,452.00
Subtotal	\$ 122,765.07
Minus: 10% Holdback	\$ 12,276.51
Subtotal	\$ 110,488.56
5% GST	\$ 5,524.43
Payment This Month	\$ 116,012.99



6976 Palm Avenue
Burnaby, BC V5J 4M3
Phone: 604-423-5383

Customer: CAPREIT Limited Partnership
Job #: 24-009
Job Name: 12184 224th St. (Queen Anne) - Parkade Repair
Application #: 3.0
From Date: Oct 1, 2024
To Date: Oct 31, 2024

PROGRESS BILLING APPLICATION

CONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	50.00	20.00	70.00	4,253.00	1,701.20	5,954.20
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	60.00	20.00	80.00	2,031.00	677.00	2,708.00
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	50.00	20.00	70.00	1,000.00	400.00	1,400.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	50.00	25.00	75.00	13,740.00	6,870.00	20,610.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	32.00	268.00	300.00	10.67	89.33	100.00	2,112.00	17,688.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	0.00	100.00	100.00	0.00	100.00	100.00	0.00	7,200.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	5.00	45.00	50.00	10.00	90.00	100.00	240.00	2,160.00	2,400.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	17.00	33.00	50.00	34.00	66.00	100.00	816.00	1,584.00	2,400.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe supply and installation, pipe connection and waterproofing)	Ea	6.00	1,680.00	10,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	0.00	140.00	140.00	0.00	46.67	46.67	0.00	21,672.00	21,672.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							79,452.00	59,952.20	139,404.20

CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	0.00	872.5751	872.5751	0.00	95.00	95.00	0.00	43,349.53	43,349.53
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	0.00	239.875	239.875	0.00	95.00	95.00	0.00	11,916.99	11,916.99
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	0.00	-268.00	-268.00	0.00	100.00	100.00	0.00	(17,688.00)	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	0.00	533.6999	533.6999	0.00	90.00	90.00	0.00	32,406.26	32,406.26
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	0.00	-100.00	-100.00	0.00	100.00	100.00	0.00	(7,200.00)	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	0.00	-45.00	-45.00	0.00	100.00	100.00	0.00	(2,160.00)	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	0.00	-33.00	-33.00	0.00	100.00	100.00	0.00	(1,584.00)	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	0.00	-140.00	-140.00	0.00	100.00	100.00	0.00	(21,672.00)	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	0.00	958.0756	958.0756	0.00	100.00	100.00	0.00	24,325.54	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	0.00	112.6435	112.6435	0.00	95.00	95.00	0.00	1,118.55	1,118.55
84,368.00												0.00	62,812.87	62,812.87

CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date
398,559.00	79,452.00	122,765.07	202,217.07

PROGRESS BILLING APPLICATION SUMMARY

Original Contract Value	\$314,191.00	
Authorized Changes To Date	\$84,368.00	
Contract Sum To Date		\$398,559.00
Work Completed to Date	\$202,217.07	
Total Holdback to Date	\$20,221.71	
Work Completed Less Holdback		\$181,995.36
Total Work Completed from Previous Applications		\$71,506.80
Amount Payable This Application		\$110,488.56
Balance To Finish Including Holdback		\$216,563.64



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd.
14 Meteor Drive
ETOBICOKE, ON M9W 1A4

November 08, 2024

Person/Business : EDGE GROUP WEST LTD.
Account number : 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2025.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C135259864
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.
To alter this document constitutes fraud.

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- ☒ second and subsequent progress payments; or
☐ release of holdback.

Application for payment number 2
dated September 30 2024 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project

Parkade Concrete Repairs and Coating
Queen Anne Apartments, 12184 224th Street, Maple Ridge BC

Date of Contract: August 8 2024

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

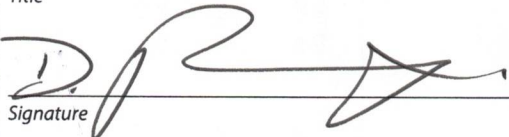
Declared before me in Toronto, ON this 26 day of November in the year 2024
City/Town and Province

Daniel Piacampo

Name

Assistant Controller

Title


Signature

Tania Olivia Stalteri,
a Commissioner, etc.,
Province of Ontario,
for Edge Group Ltd.
Expires May 11, 2026



(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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9

2018

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Canadian Construction Documents Committee

CERTIFICATE OF PAYMENT No.4

PROJECT: Queen Anne Apartment – Podium Membrane Renewal Payment No.: 4

Project No.: 24-00179 PO #: 8502895

TO: Mustafa Qassim, Adam Sharkawy, DATE: 2024-11-29
Andrew Ross – CAPREIT

Evoked Buildings Engineering Inc. has reviewed the contractor's Progress Claim #4. This submission is for the 4th Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 4	This certificate indicates the amount to be paid to the Contractor, with the money associated with the Builders Lien Holdback to be deposited into an established Trust Account.
1	Invoice No. 289	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress payment distribution.

"The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is **\$41,421.48** (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is **\$4,383.23** (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.



Erfan Attar, EIT
Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

Project: Queen Anne Apartments, Maple Ridge, BC
Invoice #: Progress Draw #4 (Invoice #289)
Date: 2024-11-29



Item #	Description	Contract Amount	% Complete	Progress to Date	Previously Billed	This Period
1.1	Mobilization and Demobilization	\$8,506.00	75.00%	\$ 6,379.50	\$ 5,954.20	\$425.30
1.2	Site Protection	\$3,385.00	85.00%	\$ 2,877.25	\$ 2,708.00	\$169.25
1.3	Other Overhead	\$2,000.00	75.00%	\$ 1,500.00	\$ 1,400.00	\$100.00
2.1	Demolition and Surface Prep.	\$27,480.00	75.00%	\$ 20,610.00	\$ 20,610.00	\$0.00
3.1	Traffic coating and all required sealant	\$103,440.00	26.66%	\$ 27,577.30	\$ -	\$27,577.30
4.1	Labour and materials for minor concrete repairs (top side - horizontal)	\$10,800.00	100.00%	\$ 10,800.00	\$ 10,800.00	\$0.00
4.2	Labour and materials for Major concrete repairs (top side - horizontal)	\$5,400.00	100.00%	\$ 5,400.00	\$ 5,400.00	\$0.00
4.3	Labour and materials for minor concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.4	Labour and materials for Major concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.5	Labour and materials for rebar replacement	\$7,200.00	100.00%	\$ 7,200.00	\$ 7,200.00	\$0.00
4.6	Slab edge repair	\$4,500.00	100.00%	\$ 4,500.00	\$ 4,500.00	\$0.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 2,400.00	\$0.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 2,400.00	\$0.00
4.9	Labour and materials for drain installation (including scanning,	\$10,080.00	0.00%	\$ -	\$ -	\$0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	\$46,440.00	46.67%	\$ 21,672.00	\$ 21,672.00	\$0.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	\$8,280.00	100.00%	\$ 8,280.00	\$ 8,280.00	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$ 6,480.00	\$ 6,480.00	\$0.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$ -	\$ -	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00	53.37%	\$ 167,676.05	\$ 139,404.20	\$28,271.85
Changes	Change Description					
C1.4.01	Labour and materials for minor concrete repairs (top side - horizontal) - Beyond base item 4.01	\$ 45,631.08	100.00%	\$ 45,631.08	\$ 43,349.53	\$2,281.55
C1.4.02	Labour and materials for Major concrete repairs (top side - horizontal) - Beyond base item 4.02	\$ 12,544.20	100.00%	\$ 12,544.20	\$ 11,916.99	\$627.21
C1.4.03	Labour and materials for minor concrete repairs (bottom side - horizontal) - Removal of unused quantity	-\$ 17,688.00	100.00%	-\$ 17,688.00	-\$ 17,688.00	\$0.00
C1.4.04	Labour and materials for Major concrete repairs (bottom side - horizontal) - Beyond base item 4.04	\$ 36,006.96	100.00%	\$ 36,006.96	\$ 32,406.26	\$3,600.70
C1.4.05	Labour and materials for rebar replacement - Removal of unused quantity	-\$ 7,200.00	100.00%	-\$ 7,200.00	-\$ 7,200.00	\$0.00
C1.4.06	Slab edge repair - Beyond base item 4.06	\$ 14,986.80	60.00%	\$ 8,992.08	\$ -	\$8,992.08
C1.4.07	Labour and materials for minor concrete repairs (vertical) - Removal of unused quantity	-\$ 2,160.00	100.00%	-\$ 2,160.00	-\$ 2,160.00	\$0.00
C1.4.08	Labour and materials for Major concrete repairs (vertical) - Removal of unused quantity	-\$ 1,584.00	100.00%	-\$ 1,584.00	-\$ 1,584.00	\$0.00
C1.4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe) - - Removal of unused quantity	-\$ 21,672.00	100.00%	-\$ 21,672.00	-\$ 21,672.00	\$0.00
C1.4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11	\$ 24,325.54	100.00%	\$ 24,325.54	\$ 24,325.54	\$0.00
C1.4.12	Labour and materials for parging on topside of the podium - Beyond base item 4.12	\$ 1,177.42	100.00%	\$ 1,177.42	\$ 1,118.55	\$58.87
	Total Approved Changes	\$ 84,367.99		\$ 78,373.28	\$ 62,812.87	\$ 15,560.41

Original Contract Amount	\$314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 246,049.33
Minus: Previously Billed	\$ 202,217.07
Subtotal	\$ 43,832.26
Minus: 10% Holdback	\$ 4,383.23
Subtotal	\$ 39,449.03
5% GST	\$ 1,972.45
Payment This Month	\$ 41,421.48



6976 Palm Avenue
Burnaby, BC V5J 4M3
Phone: 604-423-5383

Customer: CAPREIT Limited Partnership
Job #: 24-009
Job Name: 12184 224th St. (Queen Anne) - Parkade Repair
Application #: 4.0
From Date: Nov 1, 2024
To Date: Nov 30, 2024

PROGRESS BILLING APPLICATION

CONTRACT

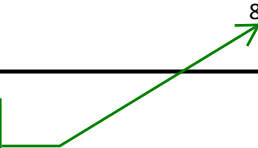
Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	70.00	5.00	75.00	5,954.20	425.30	6,379.50
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	80.00	5.00	85.00	2,708.00	169.25	2,877.25
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	70.00	5.00	75.00	1,400.00	100.00	1,500.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	75.00	0.00	75.00	20,610.00	0.00	20,610.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	0.00	26.66	26.66	0.00	27,577.30	27,577.30
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

concrete repairs (vertical)														
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe supply and installation, pipe connection and waterproofing)	Ea	6.00	1,680.00	10,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	140.00	0.00	140.00	46.67	0.00	46.67	21,672.00	0.00	21,672.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							139,404.20	28,271.85	167,676.05

CHANGE ORDERS

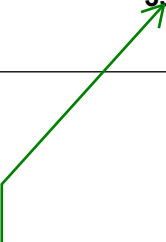
Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	872.5751	45.9249	918.50	95.00	5.00	100.00	43,349.53	2,281.55	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	239.875	12.625	252.50	95.00	5.00	100.00	11,916.99	627.21	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	533.6999	59.3001	593.00	90.00	10.00	100.00	32,406.26	3,600.70	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	0.00	108.60	108.60	0.00	60.00	60.00	0.00	8,992.08	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	112.6435	5.9285	118.572	95.00	5.00	100.00	1,118.55	58.87	1,177.42
					84,368.00							62,812.87	15,560.41	78,373.28

Evoked comment: This is \$ 84,367.99



CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date
398,559.00	202,217.07	43,832.26	246,049.33



Evoke comment: This
is \$ 398,558.99

PROGRESS BILLING APPLICATION SUMMARY

Original Contract Value	\$314,191.00	
Authorized Changes To Date	\$84,368.00	Evoke comment: This is \$ 84,367.99
Contract Sum To Date		\$398,559.00
Work Completed to Date	\$246,049.33	Evoke comment: This is \$ 398,558.99
Total Holdback to Date	\$24,604.93	
Work Completed Less Holdback		\$221,444.40
Total Work Completed from Previous Applications		\$181,995.36
Amount Payable This Application		\$39,449.04
Balance To Finish Including Holdback		\$177,114.60

Firestop Caulking Supply Ltd
4125 McConnell Drive
Burnaby BC V5A 3J7
6046760806
sales@firestopcaulking.com
www.firestopcaulking.com
GST/HST Registration No.:
890479207RT0001
PST BC Registration No.: 10030059
Business Number 890479207RC0001

**ADDRESS**

Jose Aleman
Edge Group West Ltd.
6976 Palm Ave
Burnaby BC V3J 4M3

SHIP TO

Jose Aleman
Edge Group West Ltd.
6976 Palm Ave
Burnaby BC V3J 4M3

Estimate EdgeGroup**DATE** 08/28/2024**EXPIRATION DATE** 10/01/2024

DESCRIPTION	QTY	RATE	TAX	AMOUNT
Tremco Vulkem 350 SL Grey Base Coat 5-Gall (18.9L) Pail	48	228.00	GST/PST BC	10,944.00
Tremco Vulkem 951 NF Grey 4.2-Gall (17.4L) Kit	24	530.82	GST/PST BC	12,739.68
Silica Sand 16/30 50lb Bag	30	11.40	GST/PST BC	342.00
Tremco Dymonic 100 Limestone 600ml SSG 15/Case	150	11.65	GST/PST BC	1,747.50

SUBTOTAL 25,773.18
GST @ 5% 1,288.66
PST (BC) @ 7% 1,804.13

TOTAL \$28,865.97

Accepted By

Accepted Date



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd.
14 Meteor Drive
ETOBICOKE, ON M9W 1A4

November 08, 2024

Person/Business : EDGE GROUP WEST LTD.
Account number : 200380614

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2025.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C135259864
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.
To alter this document constitutes fraud.

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- ☒ second and subsequent progress payments; or
☐ release of holdback.

Application for payment number 2
dated September 30 2024 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project

Parkade Concrete Repairs and Coating
Queen Anne Apartments, 12184 224th Street, Maple Ridge BC

Date of Contract: August 8 2024

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto, ON this 28 day of November in the year 2024
City/Town and Province

Daniel Piacampo

Name

Assistant Controller

Title

[Signature]
Signature

Tania Olivia Stalteri,
a Commissioner, etc.,
Province of Ontario,
for Edge Group Ltd.
Expires May 11, 2026

[Signature]
(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A – 2018.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC

9

2018

CCDC

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Canadian Construction Documents Committee

CERTIFICATE OF PAYMENT No.5

PROJECT: Queen Anne Apartment – Podium Membrane Renewal Payment No.: 5
Project No.: 24-00179 PO #: 8502895
TO: Adam Sharkawy, Andrew Ross – CAPREIT DATE: 2025-04-21

Invoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #5. This submission is for the 5th Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 5	This certificate indicates the amount to be paid to the Contractor, with the money associated with the Builders Lien Holdback to be deposited into an established Trust Account.
1	Invoice No. 307	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress payment distribution.

"The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement – PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is **\$12,451.32** (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is **\$1,317.60** (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.



Erfan Attar, EIT
Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

Project: Queen Anne Apartments, Maple Ridge, BC
Invoice #: Progress Draw #5 (Invoice #307)
Date: 2025-04-21



Item #	Description	Contract Amount	% Complete	Progress to Date	Previously Billed	This Period
1.1	Mobilization and Demobilization	\$8,506.00	75.00%	\$ 6,379.50	\$ 6,379.50	\$0.00
1.2	Site Protection	\$3,385.00	85.00%	\$ 2,877.25	\$ 2,877.25	\$0.00
1.3	Other Overhead	\$2,000.00	75.00%	\$ 1,500.00	\$ 1,500.00	\$0.00
2.1	Demolition and Surface Prep.	\$27,480.00	75.00%	\$ 20,610.00	\$ 20,610.00	\$0.00
3.1	Traffic coating and all required sealant	\$103,440.00	26.66%	\$ 27,577.30	\$ 27,577.30	\$0.00
4.1	Labour and materials for minor concrete repairs (top side - horizontal)	\$10,800.00	100.00%	\$ 10,800.00	\$ 10,800.00	\$0.00
4.2	Labour and materials for Major concrete repairs (top side - horizontal)	\$5,400.00	100.00%	\$ 5,400.00	\$ 5,400.00	\$0.00
4.3	Labour and materials for minor concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.4	Labour and materials for Major concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.5	Labour and materials for rebar replacement	\$7,200.00	100.00%	\$ 7,200.00	\$ 7,200.00	\$0.00
4.6	Slab edge repair	\$4,500.00	100.00%	\$ 4,500.00	\$ 4,500.00	\$0.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 2,400.00	\$0.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 2,400.00	\$0.00
4.9	Labour and materials for drain installation (including scanning, connection to existing drain pipe)	\$10,080.00	100.00%	\$ 10,080.00	\$ -	\$10,080.00
4.10	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	\$8,280.00	100.00%	\$ 8,280.00	\$ 8,280.00	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$ 6,480.00	\$ 6,480.00	\$0.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$ -	\$ -	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00	57.56%	\$ 180,852.06	\$ 167,676.05	\$13,176.00
Changes	Change Description					
C1.4.01	Labour and materials for minor concrete repairs (top side - horizontal) - Beyond base item 4.01	\$ 45,631.08	100.00%	\$ 45,631.08	\$ 45,631.08	\$0.00
C1.4.02	Labour and materials for Major concrete repairs (top side - horizontal) - Beyond base item 4.02	\$ 12,544.20	100.00%	\$ 12,544.20	\$ 12,544.20	\$0.00
C1.4.03	Labour and materials for minor concrete repairs (bottom side - horizontal) - Removal of unused quantity	-\$ 17,688.00	100.00%	-\$ 17,688.00	-\$ 17,688.00	\$0.00
C1.4.04	Labour and materials for Major concrete repairs (bottom side - horizontal) - Beyond base item 4.04	\$ 36,006.96	100.00%	\$ 36,006.96	\$ 36,006.96	\$0.00
C1.4.05	Labour and materials for rebar replacement - Removal of unused quantity	-\$ 7,200.00	100.00%	-\$ 7,200.00	-\$ 7,200.00	\$0.00
C1.4.06	Slab edge repair - Beyond base item 4.06	\$ 14,986.80	60.00%	\$ 8,992.08	\$ 8,992.08	\$0.00
C1.4.07	Labour and materials for minor concrete repairs (vertical) - Removal of unused quantity	-\$ 2,160.00	100.00%	-\$ 2,160.00	-\$ 2,160.00	\$0.00
C1.4.08	Labour and materials for Major concrete repairs (vertical) - Removal of unused quantity	-\$ 1,584.00	100.00%	-\$ 1,584.00	-\$ 1,584.00	\$0.00
C1.4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe) - - Removal of unused quantity	-\$ 21,672.00	100.00%	-\$ 21,672.00	-\$ 21,672.00	\$0.00
C1.4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11	\$ 24,325.54	100.00%	\$ 24,325.54	\$ 24,325.54	\$0.00
C1.4.12	Labour and materials for parging on topside of the podium - Beyond base item 4.12	\$ 1,177.42	100.00%	\$ 1,177.42	\$ 1,177.42	\$0.00
	Total Approved Changes	\$ 84,367.99		\$ 78,373.28	\$ 78,373.28	\$ -

Original Contract Amount	\$ 314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 259,225.33
Minus: Previously Billed	\$ 246,049.33
Subtotal	\$ 13,176.00
Minus: 10% Holdback	\$ 1,317.60
Subtotal	\$ 11,858.40
5% GST	\$ 592.92
Payment This Month	\$ 12,451.32



6976 Palm Avenue
Burnaby, BC V5J 4M3
Phone: 604-423-5383

Customer: CAPREIT Limited Partnership
Job #: 24-009
Job Name: 12184 224th St. (Queen Anne) - Parkade Repair
Application #: 5.0
From Date: Dec 1, 2024
To Date: Mar 31, 2025

PROGRESS BILLING APPLICATION

CONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	75.00	0.00	75.00	6,379.50	0.00	6,379.50
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	85.00	0.00	85.00	2,877.25	0.00	2,877.25
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	75.00	0.00	75.00	1,500.00	0.00	1,500.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	75.00	0.00	75.00	20,610.00	0.00	20,610.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	26.66	0.00	26.66	27,577.30	0.00	27,577.30
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe supply and installation, pipe connection and waterproofing)	Ea	6.00	1,680.00	10,080.00	0.00	6.00	6.00	0.00	100.00	100.00	0.00	10,080.00	10,080.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	140.00	20.00	160.00	46.67	6.67	53.33	21,672.00	3,096.00	24,768.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							167,676.05	13,176.00	180,852.05

CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	918.50	0.00	918.50	100.00	0.00	100.00	45,631.08	0.00	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	252.50	0.00	252.50	100.00	0.00	100.00	12,544.20	0.00	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	593.00	0.00	593.00	100.00	0.00	100.00	36,006.96	0.00	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	108.60	0.00	108.60	60.00	0.00	60.00	8,992.08	0.00	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	118.572	0.00	118.572	100.00	0.00	100.00	1,177.42	0.00	1,177.42
84,368.00												78,373.28	0.00	78,373.28

CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date
398,559.00	246,049.33	13,176.00	259,225.33

↖

Evoke: Correct
contract amount is
\$ 398,558.99

PROGRESS BILLING APPLICATION SUMMARY

Original Contract Value	\$314,191.00	
Authorized Changes To Date	\$84,368.00	
Contract Sum To Date		\$398,559.00
Work Completed to Date	\$259,225.33	
Total Holdback to Date	\$25,922.53	
Work Completed Less Holdback		\$233,302.80
Total Work Completed from Previous Applications		\$221,444.40
Amount Payable This Application		\$11,858.40
Balance To Finish Including Holdback		\$165,256.20



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd.
14 Meteor Drive
ETOBICOKE, ON M9W 1A4

March 07, 2025

Person/Business : EDGE GROUP WEST LTD.
Account number : 200380614

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **January 01, 2026**.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C135540990
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- ☒ second and subsequent progress payments; or
☐ release of holdback.

Application for payment number 4
dated November 30 2024 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project

Parkade Concrete Repairs and Coating
Queen Anne Apartments, 12184 224th Street, Maple Ridge BC

Date of Contract: August 8 2024

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto, ON this 21 day of April in the year 2025
City/Town and Province

Daniel Piacampo

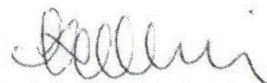
Name

Assistant Controller

Title


Signature

Tania Olivia Stalteri,
a Commissioner, etc.,
Province of Ontario,
for Edge Group Ltd.
Expires May 11, 2026



(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC

9

2018

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CCDC

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Canadian Construction Documents Committee

CERTIFICATE OF PAYMENT No.6

PROJECT: Queen Anne Apartment – Podium Membrane Renewal Payment No.: 6
Project No.: 24-00179 PO #: 8502895
TO: Adam Sharkawy, Andrew Ross – CAPREIT DATE: 2025-06-27

Invoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #6. This submission is for the 6th Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 6	This certificate indicates the amount to be paid to the Contractor, with the money associated with the Builders Lien Holdback to be deposited into an established Trust Account.
1	Invoice No. 314	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress payment distribution.

"The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement – PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is **\$43,021.93** (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is **\$4,552.59** (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.



Erfan Attar, EIT
Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

Project: Queen Anne Apartments, Maple Ridge, BC
Invoice #: Progress Draw #6 (Invoice #314)
Date: 2025-06-27



Item #	Description	Contract Amount	% Complete	Progress to Date	Previously Billed	This Period
1.1	Mobilization and Demobilization	\$8,506.00	90.00%	\$ 7,655.40	\$ 6,379.50	\$1,275.90
1.2	Site Protection	\$3,385.00	90.00%	\$ 3,046.50	\$ 2,877.25	\$169.25
1.3	Other Overhead	\$2,000.00	90.00%	\$ 1,800.00	\$ 1,500.00	\$300.00
2.1	Demolition and Surface Prep.	\$27,480.00	90.00%	\$ 24,732.00	\$ 20,610.00	\$4,122.00
3.1	Traffic coating and all required sealant	\$103,440.00	65.00%	\$ 67,236.00	\$ 27,577.30	\$39,658.70
4.1	Labour and materials for minor concrete repairs (top side - horizontal)	\$10,800.00	100.00%	\$ 10,800.00	\$ 10,800.00	\$0.00
4.2	Labour and materials for Major concrete repairs (top side - horizontal)	\$5,400.00	100.00%	\$ 5,400.00	\$ 5,400.00	\$0.00
4.3	Labour and materials for minor concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.4	Labour and materials for Major concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.5	Labour and materials for rebar replacement	\$7,200.00	100.00%	\$ 7,200.00	\$ 7,200.00	\$0.00
4.6	Slab edge repair	\$4,500.00	100.00%	\$ 4,500.00	\$ 4,500.00	\$0.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 2,400.00	\$0.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 2,400.00	\$0.00
4.9	Labour and materials for drain installation (including scanning,	\$10,080.00	100.00%	\$ 10,080.00	\$ 10,080.00	\$0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	\$46,440.00	53.33%	\$ 24,768.00	\$ 24,768.00	\$0.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	\$8,280.00	100.00%	\$ 8,280.00	\$ 8,280.00	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$ 6,480.00	\$ 6,480.00	\$0.00
5.1	Gutters and rainwater leaders	\$10,800.00	0.00%	\$ -	\$ -	\$0.00
6.1	Material Allowance	\$10,000.00	0.00%	\$ -	\$ -	\$0.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00	72.05%	\$ 226,377.90	\$ 180,852.06	\$45,525.85
Changes	Change Description					
C1.4.01	Labour and materials for minor concrete repairs (top side - horizontal) - Beyond base item 4.01	\$ 45,631.08	100.00%	\$ 45,631.08	\$ 45,631.08	\$0.00
C1.4.02	Labour and materials for Major concrete repairs (top side - horizontal) - Beyond base item 4.02	\$ 12,544.20	100.00%	\$ 12,544.20	\$ 12,544.20	\$0.00
C1.4.03	Labour and materials for minor concrete repairs (bottom side - horizontal) - Removal of unused quantity	-\$ 17,688.00	100.00%	-\$ 17,688.00	-\$ 17,688.00	\$0.00
C1.4.04	Labour and materials for Major concrete repairs (bottom side - horizontal) - Beyond base item 4.04	\$ 36,006.96	100.00%	\$ 36,006.96	\$ 36,006.96	\$0.00
C1.4.05	Labour and materials for rebar replacement - Removal of unused quantity	-\$ 7,200.00	100.00%	-\$ 7,200.00	-\$ 7,200.00	\$0.00
C1.4.06	Slab edge repair - Beyond base item 4.06	\$ 14,986.80	60.00%	\$ 8,992.08	\$ 8,992.08	\$0.00
C1.4.07	Labour and materials for minor concrete repairs (vertical) - Removal of unused quantity	-\$ 2,160.00	100.00%	-\$ 2,160.00	-\$ 2,160.00	\$0.00
C1.4.08	Labour and materials for Major concrete repairs (vertical) - Removal of unused quantity	-\$ 1,584.00	100.00%	-\$ 1,584.00	-\$ 1,584.00	\$0.00
C1.4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe) - - Removal of unused quantity	-\$ 21,672.00	100.00%	-\$ 21,672.00	-\$ 21,672.00	\$0.00
C1.4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11	\$ 24,325.54	100.00%	\$ 24,325.54	\$ 24,325.54	\$0.00
C1.4.12	Labour and materials for parging on topside of the podium - Beyond base item 4.12	\$ 1,177.42	100.00%	\$ 1,177.42	\$ 1,177.42	\$0.00
	Total Approved Changes	\$ 84,367.99		\$ 78,373.28	\$ 78,373.28	\$ -

Original Contract Amount	\$ 314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 304,751.18
Minus: Previously Billed	\$ 259,225.33
Subtotal	\$ 45,525.85
Minus: 10% Holdback	\$ 4,552.59
Subtotal	\$ 40,973.26
5% GST	\$ 2,048.67
Payment This Month	\$ 43,021.93



6976 Palm Avenue
Burnaby, BC V5J 4M3
Phone: 604-423-5383

Customer: CAPREIT Limited Partnership
Job #: 24-009
Job Name: 12184 224th St. (Queen Anne) - Parkade Repair
Application #: 6.0
From Date: Apr 1, 2025
To Date: May 31, 2025

PROGRESS BILLING APPLICATION

CONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	75.00	15.00	90.00	6,379.50	1,275.90	7,655.40
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	85.00	5.00	90.00	2,877.25	169.25	3,046.50
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	75.00	15.00	90.00	1,500.00	300.00	1,800.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	75.00	15.00	90.00	20,610.00	4,122.00	24,732.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	26.66	38.34	65.00	27,577.30	39,658.70	67,236.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe supply and installation, pipe connection and waterproofing)	Ea	6.00	1,680.00	10,080.00	6.00	0.00	6.00	100.00	0.00	100.00	10,080.00	0.00	10,080.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	160.00	0.00	160.00	53.33	0.00	53.33	24,768.00	0.00	24,768.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							180,852.05	45,525.85	226,377.90

CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	918.50	0.00	918.50	100.00	0.00	100.00	45,631.08	0.00	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	252.50	0.00	252.50	100.00	0.00	100.00	12,544.20	0.00	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	593.00	0.00	593.00	100.00	0.00	100.00	36,006.96	0.00	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	108.60	0.00	108.60	60.00	0.00	60.00	8,992.08	0.00	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	118.572	0.00	118.572	100.00	0.00	100.00	1,177.42	0.00	1,177.42
84,368.00												78,373.28	0.00	78,373.28

CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date
398,559.00	259,225.33	45,525.85	304,751.18

PROGRESS BILLING APPLICATION SUMMARY

Original Contract Value	\$314,191.00	
Authorized Changes To Date	\$84,368.00	
Contract Sum To Date		\$398,559.00
Work Completed to Date	\$304,751.18	
Total Holdback to Date	\$30,475.12	
Work Completed Less Holdback		\$274,276.06
Total Work Completed from Previous Applications		\$233,302.80
Amount Payable This Application		\$40,973.26
Balance To Finish Including Holdback		\$124,282.94

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- ☒ second and subsequent progress payments; or
☐ release of holdback.

Information Appearing in the Contract Documents

Name of Project

Parkade Concrete Repairs and Coating
Queen Anne Apartments, 12184 224th Street, Maple Ridge BC

Date of Contract: August 8 2024.

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Application for payment number 5
dated May 31 2025 is the last
application for payment for which the Contractor has
received payment.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto, ON this 26 day of June in the year 2025
City/Town and Province

Izabella Ferreira

Name

Assistant to CFO

Title



Signature



(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

Tania Olivia Stalteri,
a Commissioner, etc.,
Province of Ontario,
for Edge Group Ltd.
Expires May 11, 2026

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Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd.
14 Meteor Drive
ETOBICOKE, ON M9W 1A4

March 07, 2025

Person/Business : EDGE GROUP WEST LTD.
Account number : 200380614

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **January 01, 2026**.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C135540990
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.

CERTIFICATE OF PAYMENT No.7

PROJECT: Queen Anne Apartment – Podium Membrane Renewal Payment No.: 7
Project No.: 24-00179 PO #: 8502895
TO: Adam Sharkawy, Andrew Ross – CAPREIT DATE: 2025-08-08

Invoke Buildings Engineering Inc. has reviewed the contractor's Progress Claim #7. This submission is for the 7th Certificate of Payment for **Queen Anne Apartments – Podium Membrane Renewal**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment 7	This certificate indicates the amount to be paid to the Contractor, with the money associated with the Builders Lien Holdback to be deposited into an established Trust Account.
1	Invoice No. 321	Invoice from Edge Group Ltd.
1	Letter of Good Standing	Standard form letter from WSBC indicating Edge Group Ltd.'s current account status and statutory declaration of progress payment distribution.

"The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement - PAYMENT on or before 28 calendar days after receipt by the Owner and the Consultant of the application for payment" (CCDC-2 GC 5.3.1.2).

The total payable for this Certificate of Payment is **\$76,132.13** (including tax). Please make payment for this amount to Edge Group Ltd. The total holdback amount is **\$8,056.31** (exclusive of tax).

Should you require any further information or have any questions please do not hesitate to contact our office.

EVOKE BUILDING ENGINEERING INC.



Erfan Attar, EIT
Building Envelope Engineer (EIT)

Copy emailed to: Edge Group Ltd.

Project: Queen Anne Apartments, Maple Ridge, BC
Invoice #: Progress Draw #7 (Invoice #321)
Date: up to 2025-07-31



Item #	Description	Contract Amount	% Complete	Progress to Date	Previously Billed	This Period
1.1	Mobilization and Demobilization	\$8,506.00	100.00%	\$ 8,506.00	\$ 7,655.40	\$850.60
1.2	Site Protection	\$3,385.00	100.00%	\$ 3,385.00	\$ 3,046.50	\$338.50
1.3	Other Overhead	\$2,000.00	100.00%	\$ 2,000.00	\$ 1,800.00	\$200.00
2.1	Demolition and Surface Prep.	\$27,480.00	100.00%	\$ 27,480.00	\$ 24,732.00	\$2,748.00
3.1	Traffic coating and all required sealant	\$103,440.00	100.00%	\$ 103,440.00	\$ 67,236.00	\$36,204.00
4.1	Labour and materials for minor concrete repairs (top side - horizontal)	\$10,800.00	100.00%	\$ 10,800.00	\$ 10,800.00	\$0.00
4.2	Labour and materials for Major concrete repairs (top side - horizontal)	\$5,400.00	100.00%	\$ 5,400.00	\$ 5,400.00	\$0.00
4.3	Labour and materials for minor concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.4	Labour and materials for Major concrete repairs (bottom side - horizontal)	\$19,800.00	100.00%	\$ 19,800.00	\$ 19,800.00	\$0.00
4.5	Labour and materials for rebar replacement	\$7,200.00	100.00%	\$ 7,200.00	\$ 7,200.00	\$0.00
4.6	Slab edge repair	\$4,500.00	100.00%	\$ 4,500.00	\$ 4,500.00	\$0.00
4.7	Labour and materials for minor concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 2,400.00	\$0.00
4.8	Labour and materials for Major concrete repairs (vertical)	\$2,400.00	100.00%	\$ 2,400.00	\$ 2,400.00	\$0.00
4.9	Labour and materials for drain installation (including scanning,	\$10,080.00	100.00%	\$ 10,080.00	\$ 10,080.00	\$0.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	\$46,440.00	100.00%	\$ 46,440.00	\$ 24,768.00	\$21,672.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	\$8,280.00	100.00%	\$ 8,280.00	\$ 8,280.00	\$0.00
4.12	Labour and materials for parging on topside of the podium	\$6,480.00	100.00%	\$ 6,480.00	\$ 6,480.00	\$0.00
5.1	Gutters and rainwater leaders	\$10,800.00	100.00%	\$ 10,800.00	\$ -	\$10,800.00
6.1	Material Allowance	\$10,000.00	77.50%	\$ 7,750.00	\$ -	\$7,750.00
6.2	Concrete Scanning Allowance	\$5,000.00	0.00%	\$ -	\$ -	\$0.00
	Sub Total	\$314,191.00	97.69%	\$ 306,941.00	\$ 226,377.90	\$80,563.10
Changes	Change Description					
C1.4.01	Labour and materials for minor concrete repairs (top side - horizontal) - Beyond base item 4.01	\$ 45,631.08	100.00%	\$ 45,631.08	\$ 45,631.08	\$0.00
C1.4.02	Labour and materials for Major concrete repairs (top side - horizontal) - Beyond base item 4.02	\$ 12,544.20	100.00%	\$ 12,544.20	\$ 12,544.20	\$0.00
C1.4.03	Labour and materials for minor concrete repairs (bottom side - horizontal) - Removal of unused quantity	-\$ 17,688.00	100.00%	-\$ 17,688.00	-\$ 17,688.00	\$0.00
C1.4.04	Labour and materials for Major concrete repairs (bottom side - horizontal) - Beyond base item 4.04	\$ 36,006.96	100.00%	\$ 36,006.96	\$ 36,006.96	\$0.00
C1.4.05	Labour and materials for rebar replacement - Removal of unused quantity	-\$ 7,200.00	100.00%	-\$ 7,200.00	-\$ 7,200.00	\$0.00
C1.4.06	Slab edge repair - Beyond base item 4.06	\$ 14,986.80	60.00%	\$ 8,992.08	\$ 8,992.08	\$0.00
C1.4.07	Labour and materials for minor concrete repairs (vertical) - Removal of unused quantity	-\$ 2,160.00	100.00%	-\$ 2,160.00	-\$ 2,160.00	\$0.00
C1.4.08	Labour and materials for Major concrete repairs (vertical) - Removal of unused quantity	-\$ 1,584.00	100.00%	-\$ 1,584.00	-\$ 1,584.00	\$0.00
C1.4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe) - - Removal of unused quantity	-\$ 21,672.00	100.00%	-\$ 21,672.00	-\$ 21,672.00	\$0.00
C1.4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing) - Beyond base item 4.11	\$ 24,325.54	100.00%	\$ 24,325.54	\$ 24,325.54	\$0.00
C1.4.12	Labour and materials for parging on topside of the podium - Beyond base item 4.12	\$ 1,177.42	100.00%	\$ 1,177.42	\$ 1,177.42	\$0.00
	Total Approved Changes	\$ 84,367.99		\$ 78,373.28	\$ 78,373.28	\$ -

Original Contract Amount	\$ 314,191.00
Approved Change Orders	\$ 84,367.99
Revised Contract Amount	\$ 398,558.99
Progress to Date	\$ 385,314.28
Minus: Previously Billed	\$ 304,751.18
Subtotal	\$ 80,563.10
Minus: 10% Holdback	\$ 8,056.31
Subtotal	\$ 72,506.79
5% GST	\$ 3,625.34
Payment This Month	\$ 76,132.13



6976 Palm Avenue
Burnaby, BC V5J 4M3
Phone: 604-423-5383

Customer: CAPREIT Limited Partnership
Job #: 24-009
Job Name: 12184 224th St. (Queen Anne) - Parkade Repair
Application #: 7.0
From Date: Jun 1, 2025
To Date: Jul 31, 2025

PROGRESS BILLING APPLICATION

CONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	90.00	10.00	100.00	7,655.40	850.60	8,506.00
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	90.00	10.00	100.00	3,046.50	338.50	3,385.00
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	90.00	10.00	100.00	1,800.00	200.00	2,000.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	90.00	10.00	100.00	24,732.00	2,748.00	27,480.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	65.00	35.00	100.00	67,236.00	36,204.00	103,440.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe supply and installation, pipe connection and waterproofing)	Ea	6.00	1,680.00	10,080.00	6.00	0.00	6.00	100.00	0.00	100.00	10,080.00	0.00	10,080.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	160.00	140.00	300.00	53.33	46.67	100.00	24,768.00	21,672.00	46,440.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	10,800.00	10,800.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	0.00	77.50	77.50	0.00	7,750.00	7,750.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							226,377.90	80,563.10	306,941.00

CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	918.50	0.00	918.50	100.00	0.00	100.00	45,631.08	0.00	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	252.50	0.00	252.50	100.00	0.00	100.00	12,544.20	0.00	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	593.00	0.00	593.00	100.00	0.00	100.00	36,006.96	0.00	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	108.60	0.00	108.60	60.00	0.00	60.00	8,992.08	0.00	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	118.572	0.00	118.572	100.00	0.00	100.00	1,177.42	0.00	1,177.42
84,368.00												78,373.28	0.00	78,373.28

CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date
398,559.00	304,751.18	80,563.10	385,314.28

PROGRESS BILLING APPLICATION SUMMARY

Original Contract Value	\$314,191.00	
Authorized Changes To Date	\$84,368.00	
Contract Sum To Date		\$398,559.00
Work Completed to Date	\$385,314.28	
Total Holdback to Date	\$38,531.43	
Work Completed Less Holdback		\$346,782.85
Total Work Completed from Previous Applications		\$274,276.06
Amount Payable This Application		\$72,506.79
Balance To Finish Including Holdback		\$51,776.15

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- ☒ second and subsequent progress payments; or
☐ release of holdback.

Application for payment number 5
dated March 31 2025 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project

Parkade Concrete Repairs and Coating
Queen Anne Apartments, 12184 224th Street, Maple Ridge BC

Date of Contract: August 8 2024

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto, ON this 8 day of August in the year 2025
City/Town and Province

Izabella Ferreira

Name

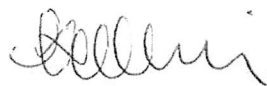
Assistant to CFO

Title



Signature

Tania Olivia Stalteri
a Commissioner, etc.,
Province of British Columbia, for
Edge Group West Ltd
Expires October 31 2023



(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd.
14 Meteor Drive
ETOBICOKE, ON M9W 1A4

March 07, 2025

Person/Business : EDGE GROUP WEST LTD.
Account number : 200380614

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **January 01, 2026**.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C135540990
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.

CERTIFICATE OF PAYMENT No.8

PROJECT: Queen Anne Apartment – Podium Payment No.: 8
Membrane Renewal

Project No.: 24-00179 PO #: 8502895

TO: Adam Sharkawy, Andrew Ross – DATE: 2025-08-11
CAPREIT

Evoked Buildings Engineering Inc. has reviewed the contractor's Progress Claim. This submission is for the 8th Certificate of Payment for **Queen Anne Apartments – Podium Membrane**. Please review the enclosed information and approve the payment indicated below to Edge Group Ltd.

No. of Copies	Item	Description
1	Certificate of Payment No. 8	This certificate indicates the amount to be paid to the Contractor.
1	Progress Summary	Progress Summary of Project
1	Invoice No. 322	Invoice from Edge Group Ltd.
1	Statutory Declaration	Standard form letter from Edge Group indicating the last invoice paid in full, less the 10% holdback.
1	Letter of Good Standing	Standard form letter from WCB indicating Edge Group's current account status.

The 55-day holding period for lien holdback specified by the Builders Lien Act expires on **October 2, 2025**. Please arrange to have all searches in the Land Title Office and Court Registry done. "The holdback amount authorized by the certificate of payment for the holdback amount is due and payable on the day following the expiration of the holdback period. The owner may retain out of the holdback amount any sums required by law to satisfy any liens against the Work..." (CCDC-2 at GC 5.5.4).

The total payable for this Certificate of Payment is \$40,458.00

Should you require any further information or have any questions please do not hesitate to contact me.

EVOKE BUILDING ENGINEERING INC.



Erfan Attar, EIT
Building Envelope Engineer

Copy emailed to: Edge Group Ltd.



6976 Palm Avenue
Burnaby, BC V5J 4M3
Phone: 604-423-5383

Customer: CAPREIT Limited Partnership
Job #: 24-009
Job Name: 12184 224th St. (Queen Anne) - Parkade Repair
Application #: 8.0
From Date: Jul 31, 2025
To Date: Jul 31, 2025

PROGRESS BILLING APPLICATION

CONTRACT

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
1.1	Mobilization and Demobilization	LS - LumpSum	1.00	0.00	8,506.00	0.00	0.00	0.00	100.00	0.00	100.00	8,506.00	0.00	8,506.00
1.2	Site Protection	LS - LumpSum	1.00	0.00	3,385.00	0.00	0.00	0.00	100.00	0.00	100.00	3,385.00	0.00	3,385.00
1.3	Other Overhead (not captured in Items 1.1 and 1.2)	LS - LumpSum	1.00	0.00	2,000.00	0.00	0.00	0.00	100.00	0.00	100.00	2,000.00	0.00	2,000.00
2.1	Demolition & Surface Prep	LS - LumpSum	1.00	0.00	27,480.00	0.00	0.00	0.00	100.00	0.00	100.00	27,480.00	0.00	27,480.00
3.1	Traffic coating and all required sealant	LS - LumpSum	1.00	0.00	103,440.00	0.00	0.00	0.00	100.00	0.00	100.00	103,440.00	0.00	103,440.00
4.01	Labour and Material for Minor concrete repairs (top side - horizontal)	sq.ft	200.00	54.00	10,800.00	200.00	0.00	200.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
4.02	Labour and materials for Major concrete repairs (top side - horizontal)	sq.ft	100.00	54.00	5,400.00	100.00	0.00	100.00	100.00	0.00	100.00	5,400.00	0.00	5,400.00
4.03	Labour and materials for Minor concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.04	Labour and materials for Major concrete repairs (bottom side - horizontal)	sq.ft	300.00	66.00	19,800.00	300.00	0.00	300.00	100.00	0.00	100.00	19,800.00	0.00	19,800.00
4.05	Labour and materials for rebar replacement	lin.ft	100.00	72.00	7,200.00	100.00	0.00	100.00	100.00	0.00	100.00	7,200.00	0.00	7,200.00
4.06	Slab edge repair	lin.ft	50.00	90.00	4,500.00	50.00	0.00	50.00	100.00	0.00	100.00	4,500.00	0.00	4,500.00
4.07	Labour and materials for Minor	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00

	concrete repairs (vertical)													
4.08	Labour and materials for Major concrete repairs (vertical)	sq.ft	50.00	48.00	2,400.00	50.00	0.00	50.00	100.00	0.00	100.00	2,400.00	0.00	2,400.00
4.09	Labour and materials for drain installation (including scanning, coring, drain body supply, pipe supply and installation, pipe connection and waterproofing)	Ea	6.00	1,680.00	10,080.00	6.00	0.00	6.00	100.00	0.00	100.00	10,080.00	0.00	10,080.00
4.10	Labour and materials for drain pipe installation (including connection to existing drain pipe)	lin.ft	300.00	154.80	46,440.00	300.00	0.00	300.00	100.00	0.00	100.00	46,440.00	0.00	46,440.00
4.11	Labour and materials for concrete crack repairs under 1/16" (including detailing and sealing)	lin.ft	300.00	27.60	8,280.00	300.00	0.00	300.00	100.00	0.00	100.00	8,280.00	0.00	8,280.00
4.12	Labour and materials for parging on topside of the podium	sq.ft	600.00	10.80	6,480.00	600.00	0.00	600.00	100.00	0.00	100.00	6,480.00	0.00	6,480.00
5.1	Gutters and rainwater leaders	LS - LumpSum	1.00	0.00	10,800.00	0.00	0.00	0.00	100.00	0.00	100.00	10,800.00	0.00	10,800.00
6.1	Material allowance	Allowance	1.00	0.00	10,000.00	0.00	0.00	0.00	77.50	0.00	77.50	7,750.00	0.00	7,750.00
6.2	Concrete Scanning Allowance	Allowance	1.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					314,191.00							306,941.00	0.00	306,941.00

CHANGE ORDERS

Item #	Description	Unit	Qty	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units	Prev %	Current %	Total %	Previous Value	Current Value	Total Value
CO 1.4.01	Minor Concrete Repairs (top side - horizontal) - Beyond base item 4.01	SF	918.50	49.68	45,631.08	918.50	0.00	918.50	100.00	0.00	100.00	45,631.08	0.00	45,631.08
CO 1.4.02	Major Concrete Repairs (top side - horizontal) - Beyond base item 4.02	SF	252.50	49.68	12,544.20	252.50	0.00	252.50	100.00	0.00	100.00	12,544.20	0.00	12,544.20
CO 1.4.03	Minor Concrete Repairs (bottom side - horizontal) - Removal of Unused Quantity	SF	-268.00	66.00	(17,688.00)	-268.00	0.00	-268.00	100.00	0.00	100.00	(17,688.00)	0.00	(17,688.00)
CO 1.4.04	Major Concrete Repairs (bottom side - horizontal) - Beyond Base Item 4.04	SF	593.00	60.72	36,006.96	593.00	0.00	593.00	100.00	0.00	100.00	36,006.96	0.00	36,006.96
CO 1.4.05	Rebar Replacement - Removal of Unused Quantity	LF	-100.00	72.00	(7,200.00)	-100.00	0.00	-100.00	100.00	0.00	100.00	(7,200.00)	0.00	(7,200.00)
CO 1.4.06	Slab Edge Repair - Beyond Base Item 4.06	LF	181.00	82.80	14,986.80	108.60	0.00	108.60	60.00	0.00	60.00	8,992.08	0.00	8,992.08
CO 1.4.07	Minor Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-45.00	48.00	(2,160.00)	-45.00	0.00	-45.00	100.00	0.00	100.00	(2,160.00)	0.00	(2,160.00)
CO 1.4.08	Major Concrete Repairs (vertical) - Removal of Unused Quantity	SF	-33.00	48.00	(1,584.00)	-33.00	0.00	-33.00	100.00	0.00	100.00	(1,584.00)	0.00	(1,584.00)
CO 1.4.10	Drainpipe Installation - Removal of Unused Quantity	LF	-140.00	154.80	(21,672.00)	-140.00	0.00	-140.00	100.00	0.00	100.00	(21,672.00)	0.00	(21,672.00)
CO 1.4.11	Concrete Crack Repairs under 1/16" - Beyond Base Item 4.11	LF	958.00	25.39	24,325.54	958.0756	0.00	958.0756	100.00	0.00	100.00	24,325.54	0.00	24,325.54
CO 1.4.12	Parging on topside of the podium - Beyond Base Item 4.12	SF	118.50	9.93	1,177.42	118.572	0.00	118.572	100.00	0.00	100.00	1,177.42	0.00	1,177.42
84,368.00												78,373.28	0.00	78,373.28

CONTRACT + CHANGE ORDERS

Total Contract Value	Previously Completed	Current Application	Completed to Date
398,559.00	385,314.28	0.00	385,314.28

PROGRESS BILLING APPLICATION SUMMARY

Original Contract Value	\$314,191.00	
Authorized Changes To Date	\$84,368.00	
Contract Sum To Date		\$398,559.00
Work Completed to Date	\$385,314.28	
Total Holdback to Date	\$0.00	
Work Completed Less Holdback		\$385,314.28
Total Work Completed from Previous Applications		\$346,782.85
Amount Payable This Application		\$38,531.43
Balance To Finish Including Holdback		\$13,244.72

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- ☐ second and subsequent progress payments; or
☒ release of holdback.

Application for payment number 5
dated March 31 2025 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project

Parkade Concrete Repairs and Coating
Queen Anne Apartments, 12184 224th Street, Maple Ridge BC

Date of Contract: August 8 2024.

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto, ON this 8 day of August in the year 2025
City/Town and Province

Izabella Ferreira

Name

Assistant to CFO

Title



Signature

Tania Olivia Stakeri
a Commissioner, etc.,
Province of British Columbia, for
Edge Group West Ltd
Expires October 31 2023



(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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9
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WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Edge Group West Ltd.
14 Meteor Drive
ETOBICOKE, ON M9W 1A4

March 07, 2025

Person/Business : EDGE GROUP WEST LTD.
Account number : 200380614

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **January 01, 2026**.

This firm has had continuous coverage with us since July 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C135540990
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.