



WARRANTY NUMBER: 00013138  
MAMMOUTH PLATINUM WARRANTY – SBS – 20 YEARS

|                                                                                                                                      |                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name and address of the owner (hereafter designated as the Owner):</b><br>CAPREIT<br>11 Church Street<br>Toronto, Ontario M5E 1M2 | <b>Name and address of the project (hereafter designated as the Project):</b><br>12184 224 Street - Maple Ridge<br>Entire Roof<br>12184 224 Street<br>Maple Ridge, British Columbia V2X6B6   |
| <b>Name and address of the roofing contractor:</b><br><br>Tectra Group Inc.<br>227 Queens Plate Drive<br>Etobicoke, ON M9W 6Z7       | <b>Project Description:</b><br>Area (ft2): 11,650<br>Initial date issued:<br>Final date issued: 2023-08-25<br><br><b>Products: (hereafter designated as the Products) (SEE REVERSE SIDE)</b> |

SOPREMA Inc., a legally constituted corporation with its registered office at 1688 Jean-Berchmans-Michaud, Drummondville, Québec, J2C 8E9, hereafter designated as SOPREMA, warrants to the Owner that SOPREMA will repair any leaks in the roofing materials for the property and section(s) covered by this warranty during the warranty period indicated above, starting on the Final date issued, or, failure to register within 18 months following the issuance of the warranty, the Initial date issued, subject to the LIMITATIONS and CONDITIONS indicated on this certificate.

LIMITATIONS AND CONDITIONS

- In the event of manufacturing defects or deficiencies in the SOPREMA Products, and listed on the present certificate, or of application defects of the same Products by the approved roofing contractor, which cause water infiltration to occur, and provided that the Products in question were installed and incorporated in strict compliance with current standards, instructions, specifications and General Conditions for Roofing Warranties prepared by SOPREMA, SOPREMA undertakes, for the duration of this warranty, to make all necessary repairs to restore the roof system, from the thermal barrier to the cap sheet membrane, to a dry and watertight condition, no dollar limit.
- As per this warranty, the liability of SOPREMA hereunder shall be limited to the cost of materials and labour to restore the roof system to a dry and watertight condition. SOPREMA shall, under no circumstances, be held liable for any direct, indirect or consequential damage. Specifically, SOPREMA shall not be held liable for the loss of use of the property or the equipment or contents therein, loss of profits due to production shutdowns or any other consequential damage, whichever the nature, caused to the Owner, the users and/or any clients.
- With the exception of asphalt and gravel as well as SOPRA-XPS insulation and ballast in inverted roof systems, the Owner will be required to, at their own expense, free the Products from any element covering them and reinstall these elements, when appropriate. These elements include, but are not limited to, snow, ice, concrete, paving stones, as well as vegetation. The removal of these elements is necessary so that SOPREMA stakeholders can perform the repairs.
- During the term of this warranty, SOPREMA stakeholders must have access to the Project site as needed, within a reasonable period of time, as agreed with the Owner.
- Subject to the other terms and conditions of this warranty and without limiting the scope thereof, SOPREMA shall not be held liable in the event of:
  - Abusive or abnormal use of the SOPREMA Products, such as excessive traffic, stockpiling of materials or objects, use as a storage area, or exposure to substances that may affect SOPREMA Products;
  - Faulty property design or construction;
  - Insufficient ventilation of the attic in buildings with vented attics;
  - Inadequate positive slope or drainage causing premature granule loss;
  - Defects or underperformance, of any nature whatsoever, movement or deterioration of a material adjacent to the Products covered by the warranty, or any defects in the property structure or abnormal movement thereof;
  - Alteration, transformation, addition or repair to the roof after the above-mentioned date of issue without prior written authorization from SOPREMA;
  - Damage from falling objects regardless of source;
  - Damage caused by plants, insects or other living organisms;
  - Acts of God, including but not limited to, war, rioting, acts of terrorism and natural disasters, including but not limited to, flooding, lightning, hail, earthquakes and windstorms;
  - Improper maintenance of the roof.
- In the event that the Products covered by the warranty are no longer available, SOPREMA reserves the right to supply other products compatible with the work to be performed.
- This warranty is valid only provided that all Products, installation services, and warranty costs have been paid in full to SOPREMA, the specialized contractor, and the Products distributor affiliated with SOPREMA, when appropriate.
- This warranty may be transferred to subsequent owners of the property provided written notice is sent to SOPREMA at the above-mentioned address within thirty (30) days of change of ownership, failing which, the warranty shall be null and void.
- The warranty holder's recourse as described by this warranty is the sole and exclusive recourse in the event of a claim under this warranty or a claim in any way related to the Products, and excludes all other types of claim, including for regular wear, change in appearance or variation in colour or tone.
- In the event of a dispute over interpretation or enforcement of this warranty, the court jurisdiction for dispute settlement shall be that of the province in which the property is located and in the city or judicial district in which SOPREMA has its closest registered office. In the event that SOPREMA has no registered office in the province, the city or judicial district shall be that in which the property is located.

OWNER'S LIABILITY

- In the event a leak occurs during the warranty period, the warranty holder must notify SOPREMA in writing at the above-mentioned address to the attention of the Warranty Agent, SOPREMA Technical Department, within thirty (30) days of the discovery of the leakage.

It is the Owner's sole responsibility to exercise proper maintenance of the roof, as recommended by SOPREMA's Preventive Maintenance Guide available on the SOPREMA website.

Stakeholders (including agents, suppliers, representatives, and employees) of SOPREMA are not authorized to alter this warranty in any way whatsoever. No warranties or obligations, whether express or implied and whether of a legal nature or not, shall extend the scope of the present warranty. In the event an individual term or provision of this warranty is declared null and void by a Court or an International Arbitration Center, the other terms and provisions of the warranty shall retain their full force and effect and not be nullified in any way.

Tectra Group Inc.  
227 Queens Plate Drive  
Etobicoke, ON M9W 6Z7

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| Product Group           | Installation Type | Component            |
|-------------------------|-------------------|----------------------|
| Vapour-barrier          |                   | SOPRAVAP'R           |
| Tapered insulation      |                   | SOPRA-ISO PLUS       |
| Laminated panel         | DUOTACK           | 2-1 SOPRASMART BOARD |
| Cap sheet field surface |                   | SOPRAPLY TRAFFIC CAP |
| Base sheet flashing     |                   | SOPRAPLY FLAM STICK  |
| Cap sheet flashing      |                   | SOPRAPLY TRAFFIC CAP |