CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Jeff Watts

Invoice No.: 23vR134A-1
Date: 01/17/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide consulting services for the exterior wal and window repairs at Carlton Park Gardens - 10851 - 10991 Mortfield Road, Richmond , as per our proposal dated September 6, 2023.

Invoice Summary

Description		Contract Amount	Prior Billed	Current Billed
Design		6,800.00	0.00	6,800.00
Assistance with Tender		900.00	0.00	0.00
Permit (T&E)		4,000.00	0.00	0.00
Reimbursable Expenses		250.00	0.00	125.00
	Total	11,950.00	0.00	6,925.00

Invoice subtotal	6,925.00
GST	346.25
Invoice total	**7,271.25**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Jeff Watts

Invoice No.: 23vR134A-2
Date: 04/30/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide consulting services for the exterior wal and window repairs at Carlton Park Gardens - 10851 - 10991 Mortfield Road, Richmond , as per our proposal dated September 6, 2023.

Invoice Summary

Description		Contract Amount	Prior Billed	Current Billed
Design		6,800.00	6,800.00	0.00
Assistance with Tender		900.00	0.00	900.00
Permit (T&E)		4,000.00	0.00	0.00
Reimbursable Expenses		250.00	125.00	125.00
	Total	11,950.00	6,925.00	1,025.00

Invoice subtotal	1,025.00
GST	51.25
Invoice total	**1,076.25**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Adam Sharkawy

Invoice No.: 23vR134A-3
Date: 06/30/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide construction review and contract administration for the exterior wall and window repairs at Carlton Park Gardens at 10851 - 10991 Mortfield Road, Richmond , as per our proposal OR Summary of Bids dated September 6, 2023.

Invoice Summary

Description	Contract Amount	Prior Billed	Current Billed
Services Before/After Construction	0.00	0.00	0.00
Services During Construction	15,000.00	0.00	5,000.00
From June 17 - 28, 2024 (2 weeks at $2,500 per week)			
Additional Visits	2,400.00	0.00	800.00
- Site Visit June 26, 2024			
Reimbursable Expenses	675.00	0.00	150.00
2 weeks at $75 per visit			
Total	18,075.00	0.00	5,950.00

Invoice subtotal	5,950.00
GST	297.50
Invoice total	**6,247.50**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

Invoice date 06/30/2024

Invoice number 23vR134A-3

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Adam Sharkawy

Invoice No.: 23vR134A-4
Date: 07/31/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide construction review and contract administration for the exterior wall and window repairs at Carlton Park Gardens at 10851 - 10991 Mortfield Road, Richmond , as per our proposal OR Summary of Bids dated September 6, 2023.

Invoice Summary

Description		Contract Amount	Prior Billed	Current Billed
Services Before/After Construction		0.00	0.00	0.00
Services During Construction		15,000.00	5,000.00	2,500.00
From July 1-26, 2024 (1 week at $2,500 per week)				
Additional Visits		2,400.00	800.00	0.00
Reimbursable Expenses		675.00	150.00	150.00
2 weeks at $75 per visit				
	Total	18,075.00	5,950.00	2,650.00

Invoice subtotal	2,650.00
GST	132.50
Invoice total	**2,782.50**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Adam Sharkawy

Invoice No.: 23vR134A-5
Date: 08/30/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide construction review and contract administration for the exterior wall and window repairs at Carlton Park Gardens at 10851 - 10991 Mortfield Road, Richmond , as per our proposal OR Summary of Bids dated September 6, 2023.

Invoice Summary

Description		Contract Amount	Prior Billed	Current Billed
Services Before/After Construction		0.00	0.00	0.00
Services During Construction		15,000.00	7,500.00	5,000.00
From July 29 - August 23, 2024 (2 week at $2,500 per week)				
Additional Visits		2,400.00	800.00	800.00
August 22, 2024				
Reimbursable Expenses		675.00	300.00	300.00
4 weeks at $75 per visit				
	Total	18,075.00	8,600.00	6,100.00

Invoice subtotal	6,100.00
GST	305.00
Invoice total	**6,405.00**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

sense engineering

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Adam Sharkawy

Invoice No.: 23vR134A-6
Date: 09/30/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide construction review and contract administration for the exterior wall and window repairs at Carlton Park Gardens at 10851 - 10991 Mortfield Road, Richmond , as per our proposal OR Summary of Bids dated September 6, 2023.

Invoice Summary

Description		Contract Amount	Prior Billed	Current Billed
Services Before/After Construction		0.00	0.00	0.00
Services During Construction		22,500.00	12,500.00	5,000.00
From August 26 - September 20, 2024 (2 weeks at $2,500 per week)				
Additional Visits		7,200.00	1,600.00	800.00
Site Visit - September 13, 2024 ($800 per visit)				
Reimbursable Expenses		1,575.00	600.00	225.00
3 weeks at $75 per week				
	Total	31,275.00	14,700.00	6,025.00

Invoice subtotal	6,025.00
GST	301.25
Invoice total	**6,326.25**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Adam Sharkawy

Invoice No.: 23vR134A-7
Date: 10/31/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide construction review and contract administration for the exterior wall and window repairs at Carlton Park Gardens at 10851 - 10991 Mortfield Road, Richmond , as per our proposal OR Summary of Bids dated September 6, 2023.

Invoice Summary

Description	Contract Amount	Prior Billed	Current Billed
Services Before/After Construction	0.00	0.00	0.00
Services During Construction	22,500.00	17,500.00	5,000.00
From September 23 - October 18, 2024 (2 weeks at $2,500 per week)			
Additional Visits	7,200.00	2,400.00	2,400.00
Site Visits - October 2, 21 and 30, 2024 ($800 per visit)			
Reimbursable Expenses	1,575.00	825.00	150.00
5 weeks at $75 per week			
Total	31,275.00	20,725.00	7,550.00

Invoice subtotal	7,550.00
GST	377.50
Invoice total	**7,927.50**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Adam Sharkawy

Invoice No.: 23vR134A-8
Date: 11/30/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide construction review and contract administration for the exterior wall and window repairs at Carlton Park Gardens at 10851 - 10991 Mortfield Road, Richmond , as per our proposal OR Summary of Bids dated September 6, 2023.

Invoice Summary

Description	Contract Amount	Prior Billed	Current Billed
Services Before/After Construction	0.00	0.00	0.00
Services During Construction	22,500.00	22,500.00	0.00
($2,500 per week)			
Additional Visits	7,200.00	4,800.00	1,600.00
Site Visits - November 15 and 27, 2024 ($800 per visit)			
Reimbursable Expenses	1,575.00	975.00	150.00
2 weeks at $75 per week			
Total	31,275.00	28,275.00	1,750.00

Invoice subtotal	1,750.00
GST	87.50
Invoice total	**1,837.50**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1
Attn: Adam Sharkawy

Invoice No.: 23vR134A-9
Date: 12/20/2024
PO No.: 8502654

Project: Carlton Park Gardens, Richmond

To provide construction review and contract administration for the exterior wall and window repairs at Carlton Park Gardens at 10851 - 10991 Mortfield Road, Richmond , as per our proposal OR Summary of Bids dated September 6, 2023.

Invoice Summary

Description		Contract Amount	Prior Billed	Current Billed
Services Before/After Construction		0.00	0.00	0.00
Services During Construction		22,500.00	22,500.00	0.00
($2,500 per week)				
Additional Visits		7,200.00	6,400.00	800.00
Site Visit - December 4, 2024 ($800 per visit)				
Reimbursable Expenses		1,575.00	1,125.00	150.00
2 weeks at $75 per week				
	Total	31,275.00	30,025.00	950.00

Invoice subtotal	950.00
GST	47.50
Invoice total	**997.50**

Remit Payment to:
Sense Engineering Ltd.
104-788 Copping Street
North Vancouver, BC V7M 3G6

E-Transfer payments are accepted, please email ted@senseengineering.com

GST No: 810855833RT0001

July 12, 2024

Canadian Apartment Properties REIT
11 Church Street
Toronto, ON M5E 1W1

Attn: Accounts Payable Email: apinvoices-can@capreit.net

Re: Carlton Park Gardens – 10851-10991 Mortfield Road, Richmond – Exterior Siding Replacement
Certificate for Payment No. 1

Sense's Project No. 23vR134A

Dear Accounts Payable,

Please find attached Certificate for Payment No. 1 for the Exterior Siding Replacement at Carlton Park Gardens, 10851-10991 Mortfield Road, Richmond. The total amount to be paid directly to Roma Building Restoration Ltd. (value of work certified less holdback) is:

$12,883.95 plus $644.20 GST = $13,528.15

See attached for a breakdown of work completed and calculation of the payment amount. The 10% Statutory Holdback has been deducted from the value of work certified. In accordance with the *Builders Lien Act*, this Holdback plus GST is to be held in a separate trust for this specific project, to be used solely for payment amounts owed to the Contractor, when conditions of the *Act* are met.

Copies of the following documents submitted by Roma Building Restoration Ltd. are also enclosed, which substantiate this Certificate:

- Invoice No. 1179, dated June 30, 2024 (revised received July 11, 2024).
- WorkSafeBC clearance letter.
- Current construction schedule.

It should be checked that no liens have been placed on the property. Should everything be in order, please forward payment directly to Roma Building Restoration Ltd.

Please call if you have any questions.

Yours truly,

Sense Engineering

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

cc: Linh Doan, *Roma Building Restoration Ltd.* Email: linh@roma-restoration.ca
Hrithik Bhangu, *Roma Building Restoration Ltd.* Email: Hrithik@roma-restoration.ca
Mimma Sinclair, *Roma Building Restoration Ltd.* Email: Mimma@roma-restoration.ca
Joe Battisti, *Roma Building Restoration Ltd.* Email: Joe@roma-restoration.ca
Rick de Leon, *Roma Building Restoration Ltd.* Email: RickD@roma-restoration.ca
Nichole Brackett, *Sense Engineering Ltd.* Email: nichole@senseengineering.com

CERTIFICATE FOR PAYMENT NO. 1

Project: Carlton Park Gardens - 10851-10991 Mortfield Road, Richmond
Exterior Siding Replacement

Project No: 23vR134A

Contractor: Roma Building Restoration Ltd.

CONTRACT ESTIMATES		
Original Contract Estimate	$	237,405.00
Total Change Orders to Date	$	-
Estimated Contract Variations	$	-
Present Estimated Contract Amount (excluding taxes)	**$**	**237,405.00**

STATEMENT OF WORK COMPLETED TO DATE		
Total Value of Work Certified to Date (Work Performed to June 30, 2024)	$	14,315.50
Statutory Holdback on Total Value of Work Performed at 10% (excluding taxes)	$	1,431.55
Total Value Previously Certified		

STATEMENT OF WORK COMPLETED UNDER THIS CERTIFICATE		
Current Value of Work Certified	$	14,315.50
Current Holdback (excluding taxes)	$	(1,431.55)
Sub-Total (excluding taxes)	$	12,883.95
Plus Taxes at 5%	$	644.20
Total Amount Due to the Contractor (including taxes)	**$**	**13,528.15**

Thirteen Thousand, Five Hundred Twenty-Eight...15/100 Dollars
Cheque to be made payable to Roma Building Restoration Ltd.

RECORD OF PAYMENT AMOUNTS

CFP NO.	DATE	AMOUNT EXCLUDING TAX	TAX	AMOUNT INCLUDING TAX
1	July 12, 2024	$ 12,883.95	$ 644.20	**$ 13,528.15**
	TOTAL PAYMENT AMOUNTS	**$ 12,883.95**	**$ 644.20**	**$ 13,528.15**

RECORD OF CHANGE ORDERS

C.O. NO.	ITEM DESCRIPTION	AMOUNT
	None to Date	
	TOTAL CHANGE ORDERS TO DATE	**$ -**

Sense Engineering

Linnaea Cartar

Kieran Bjornson

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CONTRACT AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
1	**General**										
1.1	Access and Mobilization	1	Lump Sum	$20,000.00	$20,000.00	10%	0%	10%	$2,000.00	$0.00	$2,000.00
1.2	Site Protection	1	Lump Sum	$7,500.00	$7,500.00	10%	0%	10%	$750.00	$0.00	$750.00
1.3	Protection from Weather	1	Lump Sum	$7,500.00	$7,500.00	10%	0%	10%	$750.00	$0.00	$750.00
2	**Exterior Walls**										
2.1	Demolition	1	Lump Sum	$18,750.00	$18,750.00	10%	0%	10%	$1,875.00	$0.00	$1,875.00
2.2	Framing and Sheathing Repairs	1	Allowance	$30,000.00	$30,000.00	0%	0%	0%	$0.00	$0.00	$0.00
2.3	New Fibre Cement Siding	1	Lump Sum	$73,750.00	$73,750.00	0%	0%	0%	$0.00	$0.00	$0.00
3	**Windows and Doors**										
3.1	Window and Door Replacement	1	Lump Sum	$67,405.00	$67,405.00	10%	0%	10%	$6,740.50	$0.00	$6,740.50
3.2	Window Testing	1	Allowance	$5,000.00	$5,000.00	0%	0%	0%	$0.00	$0.00	$0.00
4	**Miscellaneous Repairs**										
4.2	Modify Existing Fencing	1	Lump Sum	$12,000.00	$12,000.00	10%	0%	10%	$1,200.00	$0.00	$1,200.00
4.3	Miscellaneous Repairs	1	Allowance	$20,000.00	$20,000.00	0%	0%	0%	$0.00	$0.00	$0.00
5	**All Other Items**	1	Lump Sum	$10,000.00	$10,000.00	10%	0%	10%	$1,000.00	$0.00	$1,000.00
O1	**Tyvek CommercialWrap Sheathing Paper**	1	Lump Sum	($2,000.00)	($2,000.00)	0%	0%	0%	$0.00	$0.00	$0.00
O2	**Retain Existing Windows and Doors**	1	Lump Sum	($32,500.00)	($32,500.00)	0%	0%	0%	$0.00	$0.00	$0.00
(Part 1) TOTAL WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS									**$14,315.50**	**$0.00**	**$14,315.50**

WORK COMPLETED UNDER CHANGE ORDER ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CHANGE AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
	None to Date										
(Part 2) TOTAL WORK COMPLETED UNDER CHANGE ORDER ITEMS									**$0.00**	**$0.00**	**$0.00**
TOTAL WORK COMPLETED (Parts 1 and 2)									**$14,315.50**	**$0.00**	**$14,315.50**

BREAKDOWN OF WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		
CFP NO.	ITEM DESCRIPTION	Total Complete to Date
	None to Date	
TOTAL WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		**$0.00**

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:	8502853	**Project Manager :**	Kieran Bjornson, EIT

Invoice #: **1179**

Invoice Date: **June 30 2024**

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 1

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
1. General											
1.1	Access and Mobilization	$20,000.00	1	lump sum	$20,000.00	0.00	$0.00	**0.10**	**$2,000.00**	0.10	2,000.00
1.2	Site Protection	$7,500.00	1	lump sum	$7,500.00	0.00	$0.00	**0.10**	**$750.00**	0.10	750.00
1.3	Protection from Weather	$7,500.00	1	lump sum	$7,500.00	0.00	$0.00	**0.10**	**$750.00**	0.10	750.00
2. Exterior Walls											
2.1	Demolition	$18,750.00	1	lump sum	$18,750.00	0.00	$0.00	**0.10**	**$1,875.00**	0.10	1,875.00
2.2	Framing and Sheathing Repairs	$30,000.00	1	Contingency Allowance	$30,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
2.3	New Fibre Cement Siding	$73,750.00	1	lump sum	$73,750.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
3. Windows and Doors											
3.1	Window and Door Replacement	$67,405.00	1	lump sum	$67,405.00	0.00	$0.00	**0.10**	**$6,740.50**	0.10	6,740.50
3.2	Window Testing	$5,000.00	1	Contingency Allowance	$5,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
4. Miscellaneous Repairs											
4.2	Modify Existing Fencing	$12,000.00	1	lump sum	$12,000.00	0.00	$0.00	**0.10**	**$1,200.00**	0.10	1,200.00
4.3	Miscellaneous Repairs	$20,000.00	1	Contingency Allowance	$20,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
5	All Other Items	$10,000.00	1	lump sum	$10,000.00	0.00	$0.00	**0.10**	**$1,000.00**	0.10	1,000.00
5. Optional Items											
1	Tyvek Commercial Paper	-$2,000.00	1	lump sum	-$2,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
2	Retain Existing Windows/Doors	-$32,500.00	1	lump sum	-$32,500.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
				Original contract	$237,405.00				**$14,315.50**		$14,315.50
				Change Orders	$0.00			**10% hold-back:**	**$1,431.55**		
				New Contract Total	$237,405.00			**Subtotal**	**$12,883.95**		
								G.S.T. (5%):	**$644.20**		

Remarks:

Please remit payment to: **Roma Building Restoration Ltd.**
2054 Kingsway Ave., Unit 2

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

Invoice #: 1179

Invoice Date: June 30 2024

ROMA
BUILDING RESTORATION

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 1

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
								Total:	$13,528.15		

2654 Kingsway Ave, Unit 2
Port Coquitlam, BC V3C 1S5

GST# 104609003 RT0001

WORKSAFE BC
WORKING TO MAKE A DIFFERENCE

Assessment Department Mailing Address
PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

Location
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

Roma Building Restoration LTD.
20 Cadetta Road
BRAMPTON, ON L6P 0X4

July 02, 2024

Person/Business : ROMA BUILDING RESTORATION LIMITED
RBR (BC) - ROMA BUILDING RESTORATION
Account number : 200295372

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since January 27, 2020 and has satisfied assessment remittance requirements to July 01, 2024.

The next payment that will affect this firm's clearance status is due on July 20, 2024.

This information is only provided for the purposes of Section 258 of the *Workers Compensation Act*, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

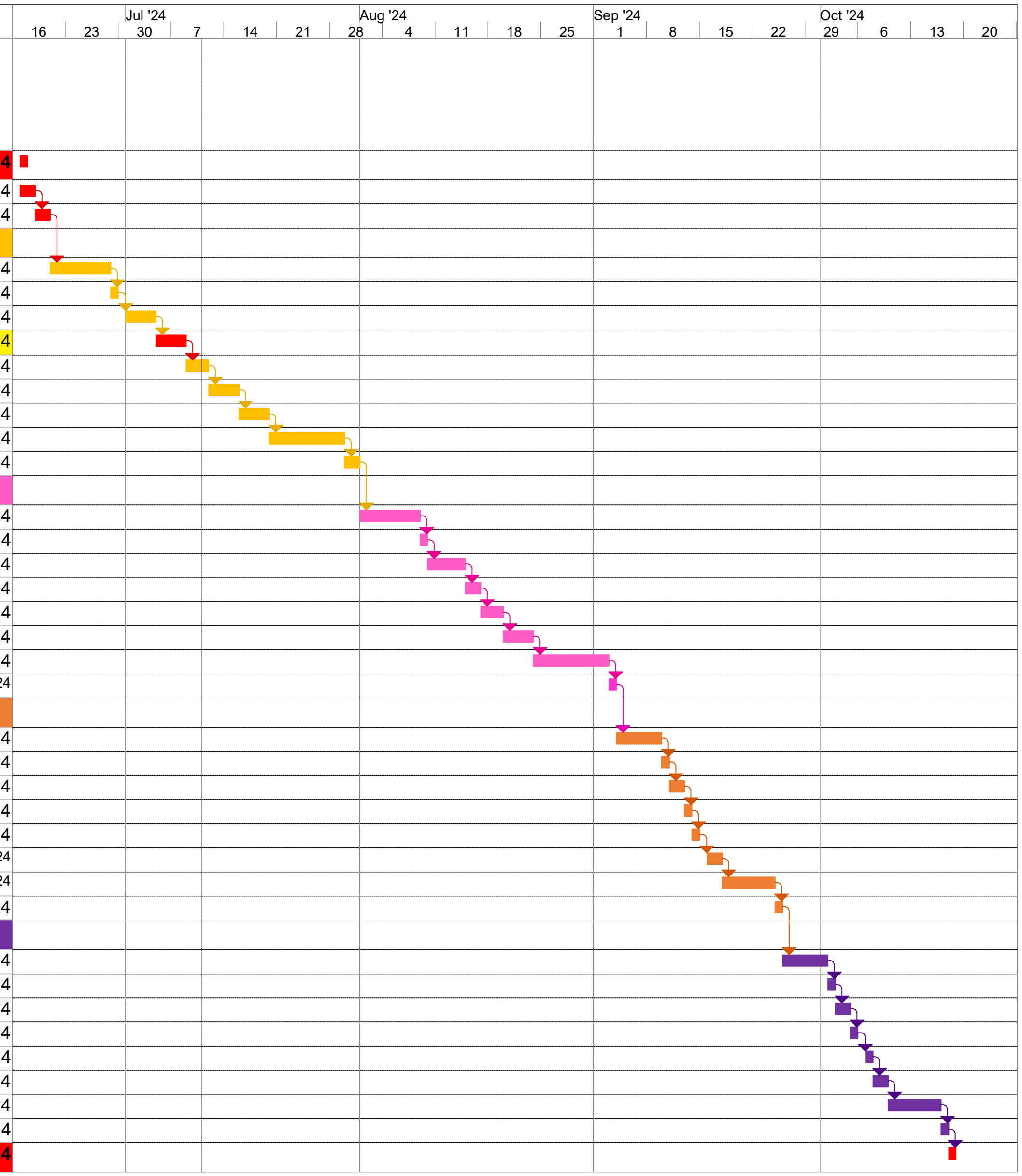
Employer Service Centre
Assessment Department

Clearance Reference # : C134935887
CLRA1A

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

10851-10991 Mortfield, Richmond, BC
Carlton Park Gardens
Siding Replacement
2024.07.11

ID	Task Name	Duration	Start	Finish
1	**10851-10991 Mortfield, Richmond - Carlton Park Gardens - Siding Replacement 2024.07.11**			
2	**Mobilization**		**Mon 6/17/24**	**Mon 6/17/24**
3	Site Protection, C-Can Set Up, Fencing	2 days	Mon 6/17/24	Tue 6/18/24
4	Mock Ups	2 days	Wed 6/19/24	Thu 6/20/24
5	**West Wall**			
6	Demo of West Wall	7 days	Fri 6/21/24	Fri 6/28/24
7	Engineer Review of Exposed Walls	1 day	Sat 6/29/24	Sat 6/29/24
8	Install of Tyvek Paper	4 days	Mon 7/1/24	Thu 7/4/24
9	**DELAY DUE TO TERMITE/ANT INFESTATION**	3 days	Fri 7/5/24	Mon 7/8/24
10	Install of Flashing	3 days	Tue 7/9/24	Thu 7/11/24
11	Install of PT Strapping	3 days	Fri 7/12/24	Mon 7/15/24
12	Install of Insulation	4 days	Tue 7/16/24	Fri 7/19/24
13	Install of Hardie Fibre Cement Siding	8 days	Sat 7/20/24	Mon 7/29/24
14	Finishing	2 days	Tue 7/30/24	Wed 7/31/24
15	**East Wall**			
16	Demo of West Wall	7 days	Thu 8/1/24	Thu 8/8/24
17	Engineer Review of Exposed Walls	1 day	Fri 8/9/24	Fri 8/9/24
18	Install of Tyvek Paper	4 days	Sat 8/10/24	Wed 8/14/24
19	Install of Flashing	2 days	Thu 8/15/24	Fri 8/16/24
20	Install of PT Strapping	2 days	Sat 8/17/24	Mon 8/19/24
21	Install of Insulation	4 days	Tue 8/20/24	Fri 8/23/24
22	Install of Hardie Fibre Cement Siding	8 days	Sat 8/24/24	Mon 9/2/24
23	Finishing	1 day?	Tue 9/3/24	Tue 9/3/24
24	**North Wall**			
25	Demo of West Wall	5 days	Wed 9/4/24	Mon 9/9/24
26	Engineer Review of Exposed Walls	1 day	Tue 9/10/24	Tue 9/10/24
27	Install of Tyvek Paper	2 days	Wed 9/11/24	Thu 9/12/24
28	Install of Flashing	1 day	Fri 9/13/24	Fri 9/13/24
29	Install of PT Strapping	1 day	Sat 9/14/24	Sat 9/14/24
30	Install of Insulation	2 days	Mon 9/16/24	Tue 9/17/24
31	Install of Hardie Fibre Cement Siding	6 days	Wed 9/18/24	Tue 9/24/24
32	Finishing	1 day	Wed 9/25/24	Wed 9/25/24
33	**South Wall**			
34	Demo of West Wall	5 days	Thu 9/26/24	Tue 10/1/24
35	Engineer Review of Exposed Walls	1 day	Wed 10/2/24	Wed 10/2/24
36	Install of Tyvek Paper	2 days	Thu 10/3/24	Fri 10/4/24
37	Install of Flashing	1 day	Sat 10/5/24	Sat 10/5/24
38	Install of PT Strapping	1 day	Mon 10/7/24	Mon 10/7/24
39	Install of Insulation	2 days	Tue 10/8/24	Wed 10/9/24
40	Install of Hardie Fibre Cement Siding	6 days	Thu 10/10/24	Wed 10/16/24
41	Finishing	1 day	Thu 10/17/24	Thu 10/17/24
42	**Demobilization**		**Fri 10/18/24**	**Fri 10/18/24**



Dates specified on above schedule can change without notice due to on-site decisions and/or weather conditions - *Please anticipate additional days off during the winter months

Roma Building Restoration Ltd.

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

Purchase Order 8502853

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

INFORMATION — Version: 0

Date	07/02/2024
Currency	CAD
Contact Person	ANITA DOWNIE
Phone	
E-mail	a.downie@capreit.net
Terms	Net due in 55 days / Holdback10%

Exterior Wall and Window Replacement
10851 Mortfield Road, Richmond BC
per signed CCDC

SUPPLIER

ROMA BUILDING RESTORATON LIMITED
7-20 CADETTA RD
BRAMPTON ON L6P 0X4

SHIP TO

10851 MORTFIELD ROAD / RICHMOND BC V7A 2W1

LN	DESCRIPTION	QUANTITY	UNIT PRICE	NET AMOUNT	DELIVERY
1	Exterior Wall and Window Replacement	1 Each	278,100.00	278,100.00	09/20/2024

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 278,100.00
Plus applicable taxes

President and CEO

Chief Financial Officer

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 BUYER

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 THAN QUOTED

IF THERE ARE ANY QUESTIONS OR MODIFICATIONS RELATED TO THIS PURCHASE ORDER, PLEASE CONTACT THE BUYER LISTED ABOVE.

ANY PAYMENT INQUIRIES RELATED TO PO SHOULD BE DIRECTED TO BUYER

PURCHASE ORDER TERMS & CONDITIONS

1. **Purchase**: Unless this Purchase Order is issued in accordance with an agreement in writing between the parties (the "Agreement"), Supplier agrees to sell and Buyer agrees to purchase the Product and Services in accordance with these Terms & Conditions. "Product" means the goods and services described on any purchase order referenced or attached hereto, together with any related services described thereon or required for the delivery, installation, set-up, testing, servicing or provision of such goods. For greater certainty, all such services ordered or provided in relation to such goods (the "Services") shall form part of the Product. Unless this Purchase Order is issued in accordance with an Agreement, these Terms & Conditions shall govern any purchase order to which they are referenced or attached and such purchase order together with these Terms & Conditions shall be collectively referred to as the "Purchase Order". Supplier's acceptance of this Purchase Order or the shipment of any goods or materials described in this Purchase Order shall constitute acceptance by Supplier of this Purchase Order and all instructions, terms and conditions herein. For greater clarity, in the event of a conflict or inconsistency between any of the following terms and conditions and any Agreement, the terms of such Agreement shall govern to the extent of the conflict or inconsistency.

2. **Compliance with Laws**: Supplier shall comply with, and shall ensure its employees, agents, and subcontractors comply with, all applicable federal, provincial, state, and municipal laws, regulations, by-laws, and all other applicable orders, rules, and regulations of any authority having jurisdiction respecting the Product, including without restriction all applicable laws respecting the import, export, sale and shipping of the Product, all applicable environmental laws, all applicable employment standards codes and workers' compensation legislation, occupational health and safety or equivalent legislation and all applicable laws relating to privacy, data protection, electronic communications, anti-corruption and bribery, including any policies of the Buyer relating to the same. Supplier shall also comply with, and ensure its employees, agents, and subcontractors comply with, all national, local and industry protocols, relevant legislation, and the guidance issued by the Public Health Agency of Canada related to COVID-19.

3. **Humane Treatment of Individuals:** Supplier and its personnel will carry out the Services and shall conduct their business in a manner that respects the rights and dignity of all people and internationally recognised human rights, including without limitation:

    a. not employing, engaging or otherwise using forced labour, trafficked labour or child labour; nor engaging in or condoning abusive or inhumane treatment of workers;
    b. providing workers with written terms and conditions under which they will work in a language understandable to the worker;
    c. not requiring workers to pay charges or fees under any pretext in consideration for employment or applying deductions from the workers' remuneration as collateral for continued service;
    d. not withholding travel or identity documents or otherwise unreasonably inhibiting the free movement of any works (directly or indirectly);
    e. providing access to effective grievance mechanisms, providing equal opportunities, avoiding retaliation or discrimination and respecting freedom of association of workers, in each case within the relevant national legal framework; and
    f. mitigating or avoiding adverse human rights impacts to communities arising from the Supplier's activities to the extent practicable.

4. **Delivery**: Supplier shall deliver the Product to Buyer on the delivery date stated in this Purchase Order. The Product shall be delivered FOB Destination, Freight Prepaid (as such terms are defined in the Goods and Services Act) to the destination stated in this Purchase Order.

5. **Rejection of Product**: Once the Product has been received Buyer shall be entitled to inspect it and, at its option, to reject: (a) any defective Product, in materials or workmanship or if it does not conform to the required specifications; and (b) any oversupplied Product. Supplier shall pay all shipping costs in relation to any Product that is rejected by Buyer pursuant to this section. Such Product shall be at the risk of Supplier, whether held by Buyer for Supplier or returned. All Product shipped by Supplier as repaired or replacement Product shall be shipped by Supplier FOB Destination, Freight Prepaid, unless otherwise instructed in writing by Buyer. If any Product is rejected because of failure to conform to specifications, or failure in workmanship or materials, Supplier shall within five days replace the applicable Product with others that comply with specifications and conform in workmanship and materials.

6. **Failure to Supply Product**: In the event that Supplier cannot supply the Product as required by this Purchase Order, including meeting the delivery date or any other requirement specified in this Purchase Order, Supplier shall forthwith notify Buyer by e-mail or facsimile. Such notice shall make reference to this Purchase Order and shall state what obligations of Supplier cannot be fulfilled. Upon receipt of such notice, Buyer may, at its option, terminate this Purchase Order without any further obligation, save for payments for conforming Product delivered prior to such termination. In addition, upon such termination, Supplier shall immediately repay to Buyer all sums of money, including deposits paid net of the purchase price of conforming Product delivered prior to cancellation.

7. **Packing and Shipping**: Supplier shall ensure that: (i) itemized packing slips, showing the number of this Purchase Order accompany each shipment of the Product; (ii) all shipments of the Product are made in accordance with all relevant laws, including those relating to dangerous goods and Workplace Hazardous Material Information Systems (WHMIS). Without limiting the foregoing, Supplier shall ensure all shipments are made with all labels and accompanying documentation required by law, including where applicable a duly completed Material Safety Data Sheet (MSDS); (iii) all packing materials used in connection with the Product are non-toxic and otherwise safe to use and handle, and are constructed of the "eco-friendly" or "environmentally friendly" materials reasonably available;

8. **Changes**: Supplier shall not make any change to the quantity, class or type of the Product without Buyer's prior written consent. No changes or modifications to a Purchase Order, the Services or otherwise to this Purchase Order shall be valid unless in writing and signed by both Buyer and Supplier.

9. **Purchase Price, Invoice, Electronic Data Exchange, and Payment**: Subject to Supplier supplying the Product in accordance with the terms of this Purchase Order: (a) Buyers hall pay the Purchase Price for the Product to the Supplier (the "Purchase Price") in the amount and manner stated in this Purchase Order. (b) Supplier shall submit a single invoice for the Product to Buyer's address shown on this Purchase Order, and the Purchase Price shall be all inclusive (save for taxes) and constitute payment in full for the Product. Supplier's invoice (and packing slips and shipping documents, if applicable) shall be in a form reasonably acceptable to Buyer and shall contain sufficient details to ascertain what Product is being supplied, including the number of this Purchase Order. If requested, Supplier shall provide documentation in support of an invoice with form and content reasonably acceptable to Buyer. Buyer shall remit payment within predetermined payment terms and upon receipt of an invoice prepared in accordance with this Purchase Order, PROVIDED always that if Buyer disputes any portion of the invoice or has in accordance with Section 5 rejected any Product to which the invoice relates, it shall pay such invoice less the disputed amount or value of rejected Product, as the case may be, subject to adjustment (in the case of disputed amounts) upon resolution of the dispute. Non-payment by Buyer of any amount in dispute shall not alleviate, diminish or modify in any respect Supplier's obligations to perform as required by and in accordance with this Purchase Order.

PURCHASE ORDER TERMS & CONDITIONS

Supplier shall comply with and be solely responsible for remittance respecting (a) all applicable commodities and sales tax laws including without limitation, the collection and remittance of goods and services tax/harmonized sales tax ("GST/HST"), Quebec sales tax ("QST"), and provincial sales tax ("PST") and (b) all applicable income tax laws, including without limitation, the withholding of applicable payroll taxes from those of its employees performing Supplier's obligations in this Purchase Order; and the Supplier shall be liable for and shall indemnify Buyer in accordance with Section 17 in respect of any claims, penalties, interest, or costs made or assessed against Buyer arising from Supplier's noncompliance with tax laws.

10. **Price Adjustment**: Regardless of any prices shown in this Purchase Order, Supplier shall adjust its invoice to reflect any decrease in the market price(s) of the Product. Similarly, where the price is based in whole or in part on the cost to Supplier as specified in a published price list, rate, fee, duty or tax and Supplier's cost is subsequently reduced, the price shall be reduced accordingly. Notwithstanding, in the event of any increase in the market price(s) or costs of the Product, no adjustment to the price shown in this Purchase Order shall be made unless previously agreed to in writing between Supplier and Buyer. Additionally:

    a. Suppliers must assume and comply with all changes made on a purchase order when the change is made more than 24 hours from the corresponding delivery date;

    b. any PO field where the value is ***bolded and underlined*** indicates a change in that value from the previous version;

    c. any PO line item sequence number ***bolded and underlined*** indicates a new PO line from the previous version;

    d. any PO line item sequence number that appears to be missing (i.e.: 1, 2, 4, 5) indicates that this line was deleted from the previous version;

    e. the Supplier is responsible for understanding these change indicators on all PO(s); and

    f. if a PO change falls within 24 hours of the delivery date, the Supplier must contact the Buyer on the Purchase Order with any feedback or restrictions to the requested version changes.

11. **Notice**: Per legislation Buyer will provide tenants a 3 hour window on Notices of Entry. It is imperative that our trusted suppliers also respect and abide by these guidelines as partners with Buyer. If our suppliers fail to attend in suite service appointments for the time indicated on the Notice of Entry, any follow-up visits may be charged back to Supplier.

12. **Subcontracting**: Supplier shall not subcontract the whole or any part of its obligations hereunder without first receiving the written consent of Buyer, which consent may be withheld in Buyer's sole and arbitrary discretion. Where such consent is granted, Supplier shall not be released or relieved from any obligations or liabilities of Supplier in this Purchase Order nor shall Buyer be prevented from pursuing any legal or equitable remedies it may be entitled to. Supplier shall remain liable and responsible to Buyer, and shall indemnify Buyer in accordance with Section 17, for the acts and omissions of any subcontractor and shall ensure that any subcontractor strictly adheres to all terms of this Purchase Order, including any safety and security requirements referred to in this Purchase Order. When requested by Buyer, Supplier shall provide Buyer with all details concerning any and all subcontracted work.

13. **Delays**: Supplier shall provide Buyer with notice of delay immediately upon becoming aware of any occurrence which delays or, in Supplier's reasonable opinion, may delay the supply of Product or the performance of any other obligation hereunder.

14. **Safety and Security**: Where Supplier is performing its obligations in this Purchase Order on Buyer property, Supplier shall be responsible for ensuring the safety and security of its agents, employees, and subcontractors, and for ensuring the security of Buyer's operations as follows: (a) Supplier shall comply with and shall ensure all of its agents, employees and subcontractors comply with all applicable fire, safety, health, and environmental laws and regulations, including all safety, health and environmental requirements pursuant to any government permit, license, or authorization. Supplier shall be solely responsible for ensuring the safety and health of its agents, employees and subcontractors and for ensuring that its activities do not compromise the safety of Buyer's operations or its tenants. Supplier shall provide to its employees, at its own expense, any and all safety gear required to protect against injuries during the performance of any of its obligations in this Purchase Order and shall ensure that its agents, employees, and subcontractors are knowledgeable of and utilize safe practices in the performance of any of its obligations in this Purchase Order; (b) Supplier and all of its employees, agents, and subcontractors, shall maintain an active registration with CRAWFORD COMPLIANCE (https://www.crawfordcompliance.ca/) or any similar organization(s) being utilized by Buyer for Supplier safety, security, and insurance compliance, at its own expense. Supplier shall ensure that all of its agents, employees, and subcontractors, carry proof of the CRAWFORD COMPLIANCE program certification at all times while on Buyer property. Buyer may, in its sole and arbitrary discretion, exempt the Supplier from the requirements of this paragraph. Notwithstanding any verification/certification program that is or is not required by Buyer, the Supplier shall in all circumstances and at all times be responsible for ensuring the safety and health of its agents, employees, and subcontractors.

15. **Workers' Compensation**: Where Supplier is required to provide services in conjunction with the Product, Supplier shall upon request from Buyer, or a third party acting on Buyer's behalf, furnish Buyer with written documentation from the applicable workers' compensation authorities, or equivalent authorities, of the province(s) where the Supplier is performing its obligations in this Purchase Order that Supplier, and any of its subcontractors or agents, are in good standing with such authorities. Buyer may, in its sole discretion, withhold payment of any invoice until such confirmation is received.

16. **No Exclusivity**: Supplier acknowledges that it is not the exclusive supplier of the Product to Buyer, and that Buyer may, from time to time, purchase goods and related services similar or identical to the Product from other suppliers at Buyer's sole and arbitrary election, and that no guarantee of any quantity of Product either in volume or dollar value is given or implied by this Purchase Order.

17. **Indemnity, Release and Waiver**: Except to the extent of Buyer's own negligence, Supplier shall be liable to Buyer for, and shall indemnify, defend, and save harmless Buyer from and against, any and all Claims (including reasonable legal costs on a solicitor and client basis) suffered or incurred by Buyer that arise out of or result from any act or omission of the Supplier, or anyone for whom it is at law responsible under this Purchase Order, or any breach of this Purchase Order, by the Supplier, or its subcontractors, including without limitation: (a) those resulting from any action, suit or proceeding brought by any third party; (b) those brought or executed in respect of bodily injury (including injury resulting in death) or damage or destruction of property, including Buyer's property; (c) those made under workers' compensation legislation; (d) those legal costs and fines resulting from the failure of Supplier to comply with any applicable laws, regulations, by-laws, rules or orders of any government, authority or body having jurisdiction; (e) those arising from Product defects and related loss or damage; (f) those resulting from the release, discharge, seepage or other escape of any substance including chemicals, hazardous or toxic materials, substances, pollutants, contaminants or wastes, whether liquid, gaseous, micro-organic, or of any other nature, which are attributable to Supplier's performance of its obligations in this Purchase Order; and (g) those brought for actual, alleged, direct or contributory infringement of any patent, trade mark, copyright or industrial property right.

PURCHASE ORDER TERMS & CONDITIONS

Supplier shall make no claim or demand against Buyer for any injury (including death), claim, expense, loss or damage to property suffered or sustained by Supplier or any other person which arises out of or is connected with this Purchase Order or anything done or not done as required hereunder, or any other errors or omissions of Supplier, and hereby releases and waives as against Buyer all such claims and demands. For the purposes of this Section, any reference to "Buyer" shall include Buyer and its affiliates, together with the directors, trustees, officers, employees, representatives and agents of Buyer and its affiliates; and any reference to "Supplier" shall include Supplier's directors, officers, employees, affiliates, representatives, and agents. For the purposes of this Section, "Claims" means any and all claims, suits, demands, awards, actions, proceedings, losses, costs, damages, or expenses. This Section shall not be replaced or modified by any terms contained elsewhere in this Purchase Order, including any schedules attached hereto. This Section 17 shall survive the expiration or termination of this Purchase Order and remain in full force and shall in no manner limit or restrict the liabilities and obligations of Supplier in this Purchase Order.

18. **Insurance**: Supplier shall, at its own expense, obtain and maintain, in a form and with an insurance company satisfactory to Buyer, policies of: (a) Commercial General Liability insurance with a limit of not less than Five Million Dollars ($5,000,000) for any one loss or occurrence for personal injury, bodily injury, or property damage, including loss of use thereof. This policy shall include without limitation the following: (i) Buyer and its associated or affiliated subsidiaries (and the directors, trustees, officers, employees, agents and trustees of all of the foregoing) as an additional insured with respect to the obligations of the Supplier in this Purchase Order; (ii) "cross liability" or "severability of interest" provisions (iii) blanket contractual liability, including the insurable liabilities assumed by the Supplier in this Purchase Order; (iv) broad form products and completed operations; (v) sudden and accidental pollution liability, if applicable; (vi) non-owned auto liability and (vii) employer's liability; (b) Automobile Liability insurance covering bodily injury and property damage in an amount not less than Two Million Dollars ($2,000,000) per accident, covering the ownership, use and operation of any motor vehicles and trailers which are owned, leased or controlled by the Supplier; (c) Property "All Risks" insurance covering Supplier's owned property, including Supplier's equipment, where applicable, and property of others in the care, custody, or control of Supplier or for which the Supplier has assumed liability, all including while in transit or storage on a replacement cost basis. With respect to any property of Buyer, such policy shall contain a loss payee clause in favour of Buyer (collectively, the "Insurance Coverage"). Supplier agrees that the insurance requirements set out herein shall not limit or restrict its liabilities pursuant to this Purchase Order. The Insurance Coverage required to be maintained pursuant to this Purchase Order shall be primary and not excess of any other insurance that may be available. The Insurance Coverage shall be endorsed to provide Buyer with not less than thirty (30) days written notice in advance of cancellation, material change, or amendments restricting coverage. Supplier is responsible for any deductible and excluded loss under any insurance policy. The deductible in any insurance policy shall not exceed such maximum amount that a reasonably prudent business person would consider reasonable. Supplier shall provide a copy of the certificate(s) of insurance evidencing the above Insurance Coverage and may require Supplier to annually provide a copy of updated certificate(s) of insurance evidencing the renewal of the above Insurance Coverage. Where Supplier maintains a registration with CRAWFORD COMPLIANCE, or any similar organization(s) being utilized by Buyer for Supplier safety, security, and insurance compliance, Supplier shall send such certificate(s) of insurance or notice(s) to CRAWFORD COMPLIANCE, or any similar organization(s) being utilized by Buyer for Supplier safety, security, and insurance compliance. For all other cases, such certificate(s) of insurance or notice(s) shall be sent via email to the Buyer identified on this Purchase Order. Buyer shall have no obligation to examine such certificate(s) or to advise Supplier if its Insurance Coverage is not in compliance with this Purchase Order. Acceptance of any certificate(s) which are not compliant with the requirements set out herein shall in no way whatsoever imply that Buyer has waived its insurance requirements. Buyer reserves the right to maintain the Insurance Coverage in good standing at Supplier's expense and to require Supplier to obtain additional insurance where, in Buyer's reasonable opinion, the circumstances so warrant. If the Supplier fails to maintain the Insurance Coverage required in this Purchase Order, Buyer may, at its option, terminate this Purchase Order without notice.

19. **Confidentiality, Privacy & Security**: In connection with the provision of the Product and other matters relating to this Purchase Order, the Supplier will be provided with certain confidential information relating to the Buyer and its affiliates' business, operations, financial condition, plans and assets, or Personal Information (as defined below), and may develop certain information based upon, containing or derivative to such information (collectively, "**Confidential Information**"). As between the parties, all Confidential Information remains the property of the Buyer. The Supplier agrees that in consideration of and as a condition to the Buyer or its affiliates entering into this Purchase Order and providing Confidential Information to the Supplier, the Supplier agrees to hold and keep all Confidential Information in strict confidence, to only use such Confidential Information for purposes authorized by this Purchase Order (and not for any other purpose or in any way directly or indirectly competitive or detrimental to the Buyer or its affiliates) and not to disclose such Confidential Information to any person or entity except as required in connection with fulfilling its obligations pursuant to this Purchase Order to those persons with the need to know such information and who agree to comply with the confidentiality obligations set forth herein. The Supplier agrees that it will be liable for any breach of this provision by the Supplier or any person or entity to whom the Supplier discloses any Confidential Information. The Supplier acknowledges that a breach of the confidentiality obligations set forth in this Purchase Order may cause the Buyer and its affiliates to suffer loss for which damages could not provide an adequate remedy. Accordingly, in addition to any other remedy or relief that may be available at law, the Buyer may enforce the performance of the confidentiality obligations contained in this Purchase Order by injunction or specific performance upon application to a court of competent jurisdiction.

    The Supplier acknowledges that certain Confidential Information that may be provided to the Supplier or to which the Supplier may have access to, be required to use or which may be obtained in the course of providing the Product or in connection with this Purchase Order may contain personal information (as defined in the *Personal Information Protection and Electronic Documents Act (Canada)*, or applicable provincial privacy law, as amended from time time) relating to individual tenants, employees or other persons ("**Personal Information**") (e.g. name, personal contact number, home address, government ID, age, gender, banking information etc.). Unless expressly provided in this Purchase Order, all Personal Information is under the control of the Buyer, and the Supplier only receives or accesses the Personal Information on behalf of the Buyer. In addition to the obligations set forth above, the Supplier agrees to:

    a. comply with all applicable privacy legislation (including decisions or orders of applicable Canadian federal or provincial privacy commissioners) and the privacy policy of the Buyer or its affiliates, as amended from time to time, in relation to its collection, use, retention or disclosure, or to the transfer to or by it, of Personal Information;

    b. secure all files or records it maintains that contain Personal Information against loss, theft or access, use or disclosure not authorized by this Purchase Order – and will do so using at least the same degree of care it uses in maintaining the security and confidentiality of its own confidential information of comparable sensitivity and importance, but in no event with less care than is reasonable given the sensitive nature of such Personal Information;

    c. only retain Personal Information for so long as is reasonably necessary to complete the purposes for which the Personal Information was provided and as otherwise permitted by applicable law, unless otherwise specified by the Buyer – and to return to Buyer, or as directed by Buyer, delete or destroy the Personal Information, in each case promptly upon the expiry of the foregoing retention period;

PURCHASE ORDER TERMS & CONDITIONS

d. immediately notify Buyer's Privacy Officer by telephone, and thereafter provide prompt notice in writing, and provide its full co-operation to Buyer in connection with any claim, inquiry, complaint, investigation or remedial action regarding the collection, storage, use or disclosure of Personal Information, or any actual or suspected instance of loss, theft, or unauthorized use or disclosure of Confidential Information (which, for greater certainty includes Personal Information) or other breach of this Section 19 (whether attributable to the Supplier, its personnel or any third party);

e. only process the Personal Information in Canada, unless it has the prior written consent of the Buyer to process the Personal Information in another jurisdiction;

f. promptly notify the Buyer in writing, upon request, of each location in which the Personal Information (a) is at the time of such request, and (b) may be located, during the course of the performance of this Purchase Order; and

g. permit the Buyer to review the Supplier's compliance with this Section 19 (including access to premises, information, records and personnel) on reasonable prior notice, and the Supplier shall ensure that it retains information necessary for the Supplier to demonstrate how it has complied with this Section 19.

The Supplier further agrees to abide by any policies, procedures and protocols put in place by the Buyer or between the Buyer or its affiliates and the Supplier relating to Confidential Information, including to ensure the security of the Buyer's and its affiliates' tenants and employees, protect the Buyer's and its affiliates' physical assets, limit or restrict access to or transfer of Confidential Information, and ensure appropriate processing and destruction of Confidential Information. If the Supplier has questions about these obligations, the Supplier will contact the Buyer.

If the Supplier believes that the disclosure of any Confidential Information is or is about to be required by applicable law, it shall notify the Buyer of the circumstances and scope of the disclosure as soon as reasonably possible and as much in advance of the impending disclosure as possible, in order for the Buyer to have the opportunity to prevent the disclosure of its Confidential Information or to obtain a protective order or other remedy. If such protective order or other remedy is not obtained, the Supplier shall produce only that portion of the Confidential Information that it is required to disclose (as determined by the Supplier's legal counsel).

Notwithstanding the termination or expiry of this Purchase Order, the provisions of this Section 19 shall survive and remain in full force.

August 22, 2024

Canadian Apartment Properties REIT
11 Church Street
Toronto, ON M5E 1W1

Attn: Accounts Payable Email: apinvoices-can@capreit.net

Re: Carlton Park Gardens – 10851-10991 Mortfield Road, Richmond – Exterior Siding Replacement
Certificate for Payment No. 2
Contractor PO No. 0008502853

Sense's Project No. 23vR134A

Dear Accounts Payable,

Please find attached Certificate for Payment No. 2 for the Exterior Siding Replacement at Carlton Park Gardens, 10851-10991 Mortfield Road, Richmond. The total amount to be paid directly to Roma Building Restoration Ltd. (value of work certified less holdback) is:

$41,417.21 plus $2,070.86 GST = $43,488.07

See attached for a breakdown of work completed and calculation of the payment amount. The 10% Statutory Holdback has been deducted from the value of work certified. In accordance with the *Builders Lien Act*, this Holdback plus GST is to be held in a separate trust for this specific project, to be used solely for payment amounts owed to the Contractor, when conditions of the *Act* are met.

Copies of the following documents submitted by Roma Building Restoration Ltd. are also enclosed, which substantiate this Certificate:

- Invoice No. 1182, dated July 31, 2024 (revised received August 21, 2024).
- WorkSafeBC clearance letter.
- A Statutory Declaration, on a copyright sealed CCDC 9A form. You should review the Statutory Declaration and check that it coincides with your payment history.
- Current construction schedule.

It should be checked that no liens have been placed on the property. Should everything be in order, please forward payment directly to Roma Building Restoration Ltd.

Please call if you have any questions.

Yours truly,

Sense Engineering

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

cc: Adam Sharkawy, *Canadian Apartments Properties REIT* Email: a.sharkawy@capreit.net
Kawtar Jaffar, *Canadian Apartments Properties REIT* Email: k.jaffar@capreit.net
Linh Doan, *Roma Building Restoration Ltd.* Email: linh@roma-restoration.ca
Hrithik Bhangu, *Roma Building Restoration Ltd.* Email: Hrithik@roma-restoration.ca
Mimma Sinclair, *Roma Building Restoration Ltd.* Email: Mimma@roma-restoration.ca
Joe Battisti, *Roma Building Restoration Ltd.* Email: Joe@roma-restoration.ca
Rick de Leon, *Roma Building Restoration Ltd.* Email: RickD@roma-restoration.ca
Nichole Brackett, *Sense Engineering Ltd.* Email: nichole@senseengineering.com

Certificate For Payment No. 2

Project: Carlton Park Gardens - 10851-10991 Mortfield Road, Richmond
Exterior Siding Replacement

Project No: 23vR134A

Contractor: Roma Building Restoration Ltd.

CONTRACT ESTIMATES

Original Contract Estimate	$	237,405.00
Total Change Orders to Date	$	-
Estimated Contract Variations	$	-
Present Estimated Contract Amount (excluding taxes)	**$**	**237,405.00**

STATEMENT OF WORK COMPLETED TO DATE

Total Value of Work Certified to Date (Work Performed to July 31, 2024)	$	60,334.62
Statutory Holdback on Total Value of Work Performed at 10% (excluding taxes)	$	6,033.46
Total Value Previously Certified	$	14,315.50

STATEMENT OF WORK COMPLETED UNDER THIS CERTIFICATE

Current Value of Work Certified	$	46,019.12
Current Holdback (excluding taxes)	$	(4,601.91)
Sub-Total (excluding taxes)	$	41,417.21
Plus Taxes at 5%	$	2,070.86
Total Amount Due to the Contractor (including taxes)	**$**	**43,488.07**

Forty-Three Thousand, Four Hundred Eighty-Eight...07/100 Dollars
Cheque to be made payable to Roma Building Restoration Ltd.

RECORD OF PAYMENT AMOUNTS

CFP NO.	DATE	AMOUNT EXCLUDING TAX	TAX	AMOUNT INCLUDING TAX
1	July 12, 2024	$ 12,883.95	$ 644.20	**$ 13,528.15**
2	August 22, 2024	$ 41,417.21	$ 2,070.86	**$ 43,488.07**
	TOTAL PAYMENT AMOUNTS	**$ 54,301.16**	**$ 2,715.06**	**$ 57,016.22**

RECORD OF CHANGE ORDERS

C.O. NO.	ITEM DESCRIPTION	AMOUNT
	None to Date	
	TOTAL CHANGE ORDERS TO DATE	**$ -**

Sense Engineering

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CONTRACT AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
1	**General**										
1.1	Access and Mobilization	1	Lump Sum	$20,000.00	$20,000.00	30%	10%	20%	$6,000.00	$2,000.00	$4,000.00
1.2	Site Protection	1	Lump Sum	$7,500.00	$7,500.00	30%	10%	20%	$2,250.00	$750.00	$1,500.00
1.3	Protection from Weather	1	Lump Sum	$7,500.00	$7,500.00	30%	10%	20%	$2,250.00	$750.00	$1,500.00
2	**Exterior Walls**										
2.1	Demolition	1	Lump Sum	$18,750.00	$18,750.00	60%	10%	50%	$11,250.00	$1,875.00	$9,375.00
2.2	Framing and Sheathing Repairs	1	Allowance	$30,000.00	$30,000.00	46%	0%	46%	$13,844.12	$0.00	$13,844.12
2.3	New Fibre Cement Siding	1	Lump Sum	$73,750.00	$73,750.00	20%	0%	20%	$14,750.00	$0.00	$14,750.00
3	**Windows and Doors**										
3.1	Window and Door Replacement	1	Lump Sum	$67,405.00	$67,405.00	10%	10%	0%	$6,740.50	$6,740.50	$0.00
3.2	Window Testing	1	Allowance	$5,000.00	$5,000.00	0%	0%	0%	$0.00	$0.00	$0.00
4	**Miscellaneous Repairs**										
4.2	Modify Existing Fencing	1	Lump Sum	$12,000.00	$12,000.00	10%	10%	0%	$1,200.00	$1,200.00	$0.00
4.3	Miscellaneous Repairs	1	Allowance	$20,000.00	$20,000.00	23%	0%	23%	$4,500.00	$0.00	$4,500.00
5	**All Other Items**	1	Lump Sum	$10,000.00	$10,000.00	10%	10%	0%	$1,000.00	$1,000.00	$0.00
O1	**Tyvek CommercialWrap Sheathing Paper**	1	Lump Sum	($2,000.00)	($2,000.00)	10%	0%	10%	($200.00)	$0.00	($200.00)
O2	**Retain Existing Windows and Doors**	1	Lump Sum	($32,500.00)	($32,500.00)	10%	0%	10%	($3,250.00)	$0.00	($3,250.00)
(Part 1) TOTAL WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS									$60,334.62	$14,315.50	$46,019.12

WORK COMPLETED UNDER CHANGE ORDER ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CHANGE AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
	None to Date										
(Part 2) TOTAL WORK COMPLETED UNDER CHANGE ORDER ITEMS									$0.00	$0.00	$0.00
TOTAL WORK COMPLETED (Parts 1 and 2)									$60,334.62	$14,315.50	$46,019.12

BREAKDOWN OF WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		
CFP NO.	ITEM DESCRIPTION	Total Complete to Date
	None to Date	
TOTAL WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		$0.00

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

Invoice #: **1182**

Invoice Date: **July 31 2024**

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 2

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
1. General											
1.1	Access and Mobilization	$20,000.00	1	lump sum	$20,000.00	0.10	$2,000.00	**0.20**	**$4,000.00**	0.30	6,000.00
1.2	Site Protection	$7,500.00	1	lump sum	$7,500.00	0.10	$750.00	**0.20**	**$1,500.00**	0.30	2,250.00
1.3	Protection from Weather	$7,500.00	1	lump sum	$7,500.00	0.10	$750.00	**0.20**	**$1,500.00**	0.30	2,250.00
2. Exterior Walls											
2.1	Demolition	$18,750.00	1	lump sum	$18,750.00	0.10	$1,875.00	**0.50**	**$9,375.00**	0.60	11,250.00
2.2	Framing and Sheathing Repairs	$30,000.00	1	Contingency Allowance	$30,000.00	0.00	$0.00	**0.46**	**$13,844.12**	0.46	13,844.12
2.3	New Fibre Cement Siding	$73,750.00	1	lump sum	$73,750.00	0.00	$0.00	**0.20**	**$14,750.00**	0.20	14,750.00
3. Windows and Doors											
3.1	Window and Door Replacement	$67,405.00	1	lump sum	$67,405.00	0.10	$6,740.50	**0.00**	**$0.00**	0.10	6,740.50
3.2	Window Testing	$5,000.00	1	Contingency Allowance	$5,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
4. Miscellaneous Repairs											
4.2	Modify Existing Fencing	$12,000.00	1	lump sum	$12,000.00	0.10	$1,200.00	**0.00**	**$0.00**	0.10	1,200.00
4.3	Miscellaneous Repairs	$20,000.00	1	Contingency Allowance	$20,000.00	0.00	$0.00	**0.23**	**$4,500.00**	0.23	4,500.00
5	All Other Items	$10,000.00	1	lump sum	$10,000.00	0.10	$1,000.00	**0.00**	**$0.00**	0.10	1,000.00
5. Optional Items											
1	Tyvek Commercial Paper	-$2,000.00	1	lump sum	-$2,000.00	0.00	$0.00	**0.10**	**-$200.00**	0.10	-200.00
2	Retain Existing Windows/Doors	-$32,500.00	1	lump sum	-$32,500.00	0.00	$0.00	**0.10**	**-$3,250.00**	0.10	-3,250.00

Original contract	$237,405.00
Change Orders	$0.00
New Contract Total	$237,405.00

	$46,019.12
10% hold-back:	**$4,601.91**
Subtotal	**$41,417.21**
G.S.T. (5%):	**$2,070.86**

$60,334.62

Remarks:

Please remit payment to: **Roma Building Restoration Ltd.**
2054 Kingsway Ave, Unit 2

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

Invoice #: 1182

Invoice Date: July 31 2024

ROMA
BUILDING RESTORATION

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 2

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
								Total:	$43,488.07		

2654 Kingsway Ave, Unit 2
Port Coquitlam, BC V3C 1S5

GST# 104609003 RT0001

WORKSAFE BC
WORKING TO MAKE A DIFFERENCE

Assessment Department
Mailing Address
PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

Location
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

Roma Building Restoration LTD.
20 Cadetta Road
BRAMPTON, ON L6P 0X4

July 19, 2024

Person/Business : ROMA BUILDING RESTORATION LIMITED
RBR (BC) - ROMA BUILDING RESTORATION
Account number : 200295372

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 October 01, 2024.

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

Employer Service Centre
Assessment Department

Clearance Reference # : C134995630
CLRAAA

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

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

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number N/A dated N/A is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Exterior Wall and Window Replacement @ 10851 Mortfield Road, Richmond BC per signed CCDC

Date of Contract: June 11th, 2024.

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Roma Building Restoration Limited

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 City of Brampton, ON this 6th day of August in the year 2024
City/Town and Province

Marcello Battisti
Name

President
Title

Signature

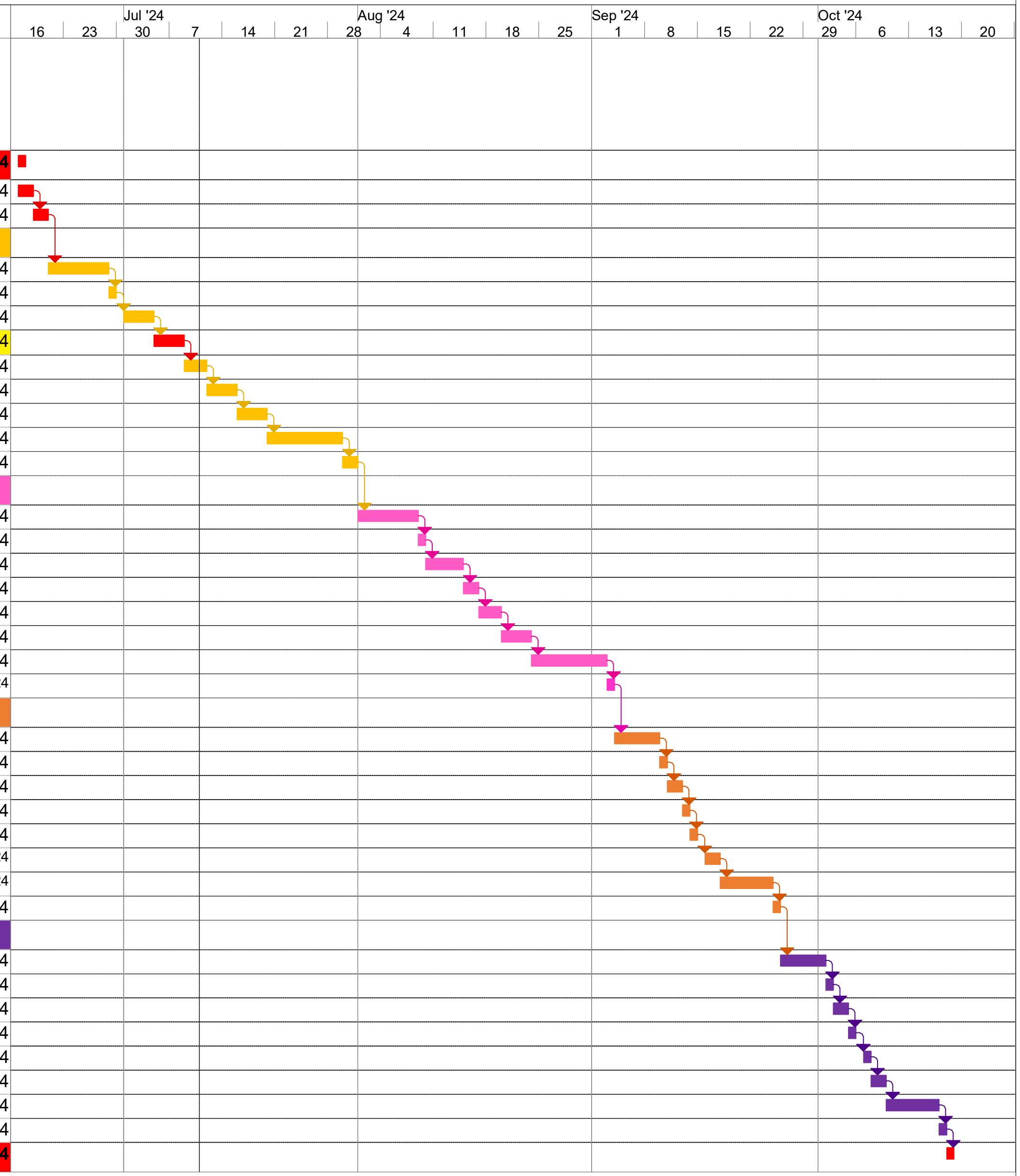
Giuseppe Battisti, a Commissioner, etc.,
Province of Ontario,
for Roma Building Restoration Ltd.
Expires October 24, 2026.

(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.

10851-10991 Mortfield, Richmond, BC
Carlton Park Gardens
Siding Replacement
2024.07.11

ID	Task Name	Duration	Start	Finish
1	**10851-10991 Mortfield, Richmond - Carlton Park Gardens - Siding Replacement 2024.07.11**			
2	**Mobilization**		**Mon 6/17/24**	**Mon 6/17/24**
3	Site Protection, C-Can Set Up, Fencing	2 days	Mon 6/17/24	Tue 6/18/24
4	Mock Ups	2 days	Wed 6/19/24	Thu 6/20/24
5	**West Wall**			
6	Demo of West Wall	7 days	Fri 6/21/24	Fri 6/28/24
7	Engineer Review of Exposed Walls	1 day	Sat 6/29/24	Sat 6/29/24
8	Install of Tyvek Paper	4 days	Mon 7/1/24	Thu 7/4/24
9	**DELAY DUE TO TERMITE/ANT INFESTATION**	3 days	Fri 7/5/24	Mon 7/8/24
10	Install of Flashing	3 days	Tue 7/9/24	Thu 7/11/24
11	Install of PT Strapping	3 days	Fri 7/12/24	Mon 7/15/24
12	Install of Insulation	4 days	Tue 7/16/24	Fri 7/19/24
13	Install of Hardie Fibre Cement Siding	8 days	Sat 7/20/24	Mon 7/29/24
14	Finishing	2 days	Tue 7/30/24	Wed 7/31/24
15	**East Wall**			
16	Demo of West Wall	7 days	Thu 8/1/24	Thu 8/8/24
17	Engineer Review of Exposed Walls	1 day	Fri 8/9/24	Fri 8/9/24
18	Install of Tyvek Paper	4 days	Sat 8/10/24	Wed 8/14/24
19	Install of Flashing	2 days	Thu 8/15/24	Fri 8/16/24
20	Install of PT Strapping	2 days	Sat 8/17/24	Mon 8/19/24
21	Install of Insulation	4 days	Tue 8/20/24	Fri 8/23/24
22	Install of Hardie Fibre Cement Siding	8 days	Sat 8/24/24	Mon 9/2/24
23	Finishing	1 day?	Tue 9/3/24	Tue 9/3/24
24	**North Wall**			
25	Demo of West Wall	5 days	Wed 9/4/24	Mon 9/9/24
26	Engineer Review of Exposed Walls	1 day	Tue 9/10/24	Tue 9/10/24
27	Install of Tyvek Paper	2 days	Wed 9/11/24	Thu 9/12/24
28	Install of Flashing	1 day	Fri 9/13/24	Fri 9/13/24
29	Install of PT Strapping	1 day	Sat 9/14/24	Sat 9/14/24
30	Install of Insulation	2 days	Mon 9/16/24	Tue 9/17/24
31	Install of Hardie Fibre Cement Siding	6 days	Wed 9/18/24	Tue 9/24/24
32	Finishing	1 day	Wed 9/25/24	Wed 9/25/24
33	**South Wall**			
34	Demo of West Wall	5 days	Thu 9/26/24	Tue 10/1/24
35	Engineer Review of Exposed Walls	1 day	Wed 10/2/24	Wed 10/2/24
36	Install of Tyvek Paper	2 days	Thu 10/3/24	Fri 10/4/24
37	Install of Flashing	1 day	Sat 10/5/24	Sat 10/5/24
38	Install of PT Strapping	1 day	Mon 10/7/24	Mon 10/7/24
39	Install of Insulation	2 days	Tue 10/8/24	Wed 10/9/24
40	Install of Hardie Fibre Cement Siding	6 days	Thu 10/10/24	Wed 10/16/24
41	Finishing	1 day	Thu 10/17/24	Thu 10/17/24
42	**Demobilization**		**Fri 10/18/24**	**Fri 10/18/24**



September 13, 2024

Canadian Apartment Properties REIT
11 Church Street
Toronto, ON M5E 1W1

Attn: Accounts Payable Email: apinvoices-can@capreit.net

Re: Carlton Park Gardens – 10851-10991 Mortfield Road, Richmond – Exterior Siding Replacement
Certificate for Payment No. 3
Contractor PO No. 0008502853

Sense's Project No. 23vR134A

Dear Accounts Payable,

Please find attached Certificate for Payment No. 3 for the Exterior Siding Replacement at Carlton Park Gardens, 10851-10991 Mortfield Road, Richmond. The total amount to be paid directly to Roma Building Restoration Ltd. (value of work certified less holdback) is:

$40,620.78 plus $2,031.04 GST = $42,651.82

See attached for a breakdown of work completed and calculation of the payment amount. The 10% Statutory Holdback has been deducted from the value of work certified, in accordance with the *Builders Lien Act*.

Copies of the following documents submitted by Roma Building Restoration Ltd. are also enclosed, which substantiate this Certificate:

- Invoice No. 1189 dated August 31, 2024 (revised received September 10, 2024).
- WorkSafeBC clearance letter.
- A Statutory Declaration, on a copyright sealed CCDC 9A form. You should review the Statutory Declaration and check that it coincides with your payment history.

The payment amount should not be paid to the Contractor until a current construction schedule is received, and it is checked that no liens have be placed on the property. Once everything is in order, please forward payment directly to Roma Building Restoration Ltd.

Please call if you have any questions.

Yours truly,

Sense Engineering

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

cc:	Adam Sharkawy, *Canadian Apartments Properties REIT*	Email: a.sharkawy@capreit.net
	Kawtar Jaffar, *Canadian Apartments Properties REIT*	Email: k.jaffar@capreit.net
	Linh Doan, *Roma Building Restoration Ltd.*	Email: linh@roma-restoration.ca
	Hrithik Bhangu, *Roma Building Restoration Ltd.*	Email: Hrithik@roma-restoration.ca
	Mimma Sinclair, *Roma Building Restoration Ltd.*	Email: Mimma@roma-restoration.ca
	Joe Battisti, *Roma Building Restoration Ltd.*	Email: Joe@roma-restoration.ca
	Rick de Leon, *Roma Building Restoration Ltd.*	Email: RickD@roma-restoration.ca
	Nichole Brackett, *Sense Engineering Ltd.*	Email: nichole@senseengineering.com

CERTIFICATE FOR PAYMENT NO. 3

Project:	Carlton Park Gardens - 10851-10991 Mortfield Road, Richmond Exterior Siding Replacement
Project No:	23vR134A
Contractor:	Roma Building Restoration Ltd.

CONTRACT ESTIMATES

Original Contract Estimate	$	237,405.00
Total Change Orders to Date	$	28,350.00
Estimated Contract Variations	$	-
Present Estimated Contract Amount (excluding taxes)	**$**	**265,755.00**

STATEMENT OF WORK COMPLETED TO DATE

Total Value of Work Certified to Date (Work Performed to August 31, 2024)	$	105,468.82
Statutory Holdback on Total Value of Work Performed at 10% (excluding taxes)	$	10,546.88
Total Value Previously Certified	$	60,334.62

STATEMENT OF WORK COMPLETED UNDER THIS CERTIFICATE

Current Value of Work Certified	$	45,134.20
Current Holdback (excluding taxes)	$	(4,513.42)
Sub-Total (excluding taxes)	$	40,620.78
Plus Taxes at 5%	$	2,031.04
Total Amount Due to the Contractor (including taxes)	**$**	**42,651.82**

Forty-Two Thousand, Six Hundred Fifty-One...82/100 Dollars
Cheque to be made payable to Roma Building Restoration Ltd.

RECORD OF PAYMENT AMOUNTS

CFP NO.	DATE	AMOUNT EXCLUDING TAX	TAX	AMOUNT INCLUDING TAX
1	July 12, 2024	$ 12,883.95	$ 644.20	**$ 13,528.15**
2	August 22, 2024	$ 41,417.21	$ 2,070.86	**$ 43,488.07**
3	September 13, 2024	$ 40,620.78	$ 2,031.04	**$ 42,651.82**
	TOTAL PAYMENT AMOUNTS	**$ 94,921.94**	**$ 4,746.10**	**$ 99,668.04**

RECORD OF CHANGE ORDERS

C.O. NO.	ITEM DESCRIPTION	AMOUNT
CO1		
1.1	Door Replacement	$ 28,350.00
	TOTAL CHANGE ORDERS TO DATE	**$ 28,350.00**

Sense Engineering

Linnaea Cartar

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson

Kieran Bjornson, EIT
Project Manager (604) 319-5661

WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CONTRACT AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
1	**General**										
1.1	Access and Mobilization	1	Lump Sum	$20,000.00	$20,000.00	50%	30%	20%	$10,000.00	$6,000.00	$4,000.00
1.2	Site Protection	1	Lump Sum	$7,500.00	$7,500.00	50%	30%	20%	$3,750.00	$2,250.00	$1,500.00
1.3	Protection from Weather	1	Lump Sum	$7,500.00	$7,500.00	50%	30%	20%	$3,750.00	$2,250.00	$1,500.00
2	**Exterior Walls**										
2.1	Demolition	1	Lump Sum	$18,750.00	$18,750.00	60%	60%	0%	$11,250.00	$11,250.00	$0.00
2.2	Framing and Sheathing Repairs	1	Allowance	$30,000.00	$30,000.00	77%	46%	31%	$23,066.32	$13,844.12	$9,222.20
2.3	New Fibre Cement Siding	1	Lump Sum	$73,750.00	$73,750.00	40%	20%	20%	$29,500.00	$14,750.00	$14,750.00
3	**Windows and Doors**										
3.1	Window and Door Replacement	1	Lump Sum	$67,405.00	$67,405.00	50%	10%	40%	$33,702.50	$6,740.50	$26,962.00
3.2	Window Testing	1	Allowance	$5,000.00	$5,000.00	0%	0%	0%	$0.00	$0.00	$0.00
4	**Miscellaneous Repairs**										
4.2	Modify Existing Fencing	1	Lump Sum	$12,000.00	$12,000.00	10%	10%	0%	$1,200.00	$1,200.00	$0.00
4.3	Miscellaneous Repairs	1	Allowance	$20,000.00	$20,000.00	23%	23%	0%	$4,500.00	$4,500.00	$0.00
5	**All Other Items**	1	Lump Sum	$10,000.00	$10,000.00	30%	10%	20%	$3,000.00	$1,000.00	$2,000.00
O1	**Tyvek CommercialWrap Sheathing Paper**	1	Lump Sum	($2,000.00)	($2,000.00)	100%	10%	90%	($2,000.00)	($200.00)	($1,800.00)
O2	**Retain Existing Windows and Doors**	1	Lump Sum	($32,500.00)	($32,500.00)	50%	10%	40%	($16,250.00)	($3,250.00)	($13,000.00)
(Part 1) TOTAL WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS									$105,468.82	$60,334.62	$45,134.20

WORK COMPLETED UNDER CHANGE ORDER ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CHANGE AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
CO1											
1.1	Door Replacement	1	Lump Sum	$28,350.00	$28,350.00	0%	0%	0%	$0.00	$0.00	$0.00
(Part 2) TOTAL WORK COMPLETED UNDER CHANGE ORDER ITEMS									$0.00	$0.00	$0.00
TOTAL WORK COMPLETED (Parts 1 and 2)									$105,468.82	$60,334.62	$45,134.20

BREAKDOWN OF WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		
CFP NO.	ITEM DESCRIPTION	Total Complete to Date
	None to Date	
TOTAL WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		$0.00

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

Invoice #: **1189**

Invoice Date: **August 31 2024**

ROMA BUILDING RESTORATION

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 3

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
1. General											
1.1	Access and Mobilization	$20,000.00	1	lump sum	$20,000.00	0.30	$6,000.00	**0.20**	**$4,000.00**	0.50	10,000.00
1.2	Site Protection	$7,500.00	1	lump sum	$7,500.00	0.30	$2,250.00	**0.20**	**$1,500.00**	0.50	3,750.00
1.3	Protection from Weather	$7,500.00	1	lump sum	$7,500.00	0.30	$2,250.00	**0.20**	**$1,500.00**	0.50	3,750.00
2. Exterior Walls											
2.1	Demolition	$18,750.00	1	lump sum	$18,750.00	0.60	$11,250.00	**0.00**	**$0.00**	0.60	11,250.00
2.2	Framing and Sheathing Repairs	$30,000.00	1	Contingency Allowance	$30,000.00	0.46	$13,844.12	**0.31**	**$9,222.20**	0.77	23,066.32
2.3	New Fibre Cement Siding	$73,750.00	1	lump sum	$73,750.00	0.20	$14,750.00	**0.20**	**$14,750.00**	0.40	29,500.00
3. Windows and Doors											
3.1	Window and Door Replacement	$67,405.00	1	lump sum	$67,405.00	0.10	$6,740.50	**0.40**	**$26,962.00**	0.50	33,702.50
3.2	Window Testing	$5,000.00	1	Contingency Allowance	$5,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
4. Miscellaneous Repairs											
4.2	Modify Existing Fencing	$12,000.00	1	lump sum	$12,000.00	0.10	$1,200.00	**0.00**	**$0.00**	0.10	1,200.00
4.3	Miscellaneous Repairs	$20,000.00	1	Contingency Allowance	$20,000.00	0.23	$4,500.00	**0.00**	**$0.00**	0.23	4,500.00
5	All Other Items	$10,000.00	1	lump sum	$10,000.00	0.10	$1,000.00	**0.20**	**$2,000.00**	0.30	3,000.00
5. Optional Items											
1	Tyvek Commercial Paper	-$2,000.00	1	lump sum	-$2,000.00	0.10	-$200.00	**0.90**	**-$1,800.00**	1.00	-2,000.00
2	Retain Existing Windows/Doors	-$32,500.00	1	lump sum	-$32,500.00	0.10	-$3,250.00	**0.40**	**-$13,000.00**	0.50	-16,250.00
6. Change Orders											

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

Invoice #: **1189**

Invoice Date: **August 31 2024**

ROMA
BUILDING RESTORATION

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 3

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
CO 1.1	Door Replacement Replace the four building access swing doors (meeting room, pool access, weight room, entry door) and the mechanical room double swing door with new insulated metal doors that meet fire code requirements. New doors, hardware, and accessories shall be as per the attached quotes. Work shall be installed per the project specifications and include, but not be limited to, all abatement, waterproofing, and interior finishing work.	$28,350.00	1	lump sum	$28,350.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
				Original contract	$237,405.00				**$45,134.20**		$105,468.82
				Change Orders	$28,350.00			10% hold-back:	$4,513.42		
				New Contract Total	$265,755.00			Subtotal	$40,620.78		
								G.S.T. (5%):	$2,031.04		
								Total:	**$42,651.82**		

Remarks:

Please remit payment to: **Roma Building Restoration Ltd.**
2054 Kingsway Ave, Unit 2
Port Coquitlam, BC V3C 1S5

GST# 104609003 RT0001

sense engineering

Appendix B – Time Sheet Template

Project: Carlton Park Gardens, 10851-10991 Mortfield Road, Richmond
Project No: 23vR134A

The Contractor shall include the following information when submitting invoices for work completed under contingency allowances. The Description of Work shall summarize the work completed and explain the reason the additional work was required. Custom time sheets may be used, provided the information below is included.

<u>This information shall be submitted to Sense Engineering at the end of each work week to allow for proper evaluation and approval of the work completed.</u>

Employee Name	
Employee Position *(must match employee position listed in Bid Form)*	
Project Allowance Name	

Date	Location (e.g. Suite No.)	Description of Work	Hours
Aug 13	East wall	replace studs beside windows and blocking around conduit.	8 hrs 2 wo Total: 16 hr
Aug 13	East wall	supervising	2 hrs
Aug 16	East wall	remove and replace sheathing and window sill	8 hrs 2 wo Total: 16 h
Aug 19	East wall	install drywall that was remove due to rot at windows area.	3 hrs – 1 w Total: 3 hr
Aug 20		replace 4 - 2x4 at wing wall	4 hrs – 2 Total – 8
Aug 20		Supervising	2 hrs

APPENDIX B – TIME SHEET TEMPLATE

PROJECT: CARLTON PARK GARDENS, 10851-10991 MORTFIELD ROAD, RICHMOND
PROJECT NO: 23vR134A

The Contractor shall include the following information when submitting invoices for work completed under contingency allowances. The Description of Work shall summarize the work completed and explain the reason the additional work was required. Custom time sheets may be used, provided the information below is included.

<u>This information shall be submitted to Sense Engineering at the end of each work week to allow for proper evaluation and approval of the work completed.</u>

Employee Name	
Employee Position *(must match employee position listed in Bid Form)*	
Project Allowance Name	

Date	Location (e.g. Suite No.)	Description of Work	Hours
Aug 27	East wall	replace 3-2x4 at front entry door.	5 hrs - 2 Total: 10
Sept 4	West wall	replace 2-2x4 at amenity door.	3 hrs - 2 Total: 6 h

POCO BUILDING SUPPLIES
BUILD ON OUR EXPERIENCE EST 1921

POCO Building Supplies
2650 Mary Hill Rd.
Port Coquitlam BC V3C 3B3
604-942-7282
Fax: 604-942-9650

CUSTOMER COPY

INVOICE

2408-028693 PAGE 1 OF 1

SOLD TO	JOB ADDRESS
ROMA BUILDING RESTORATION LTD 2054 KINGSWAY AVE UNIT 2 PORT COQUITLAM BC V3C 1S5	ROMA BUILDING RESTORATION LTD 2054 KINGSWAY AVE UNIT 2 PORT COQUITLAM BC V3C 1S5 604-215-0036

ACCOUNT	JOB
0007484	0
SOLD ON	8/15/2024 7:42:40 AM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	CASH
STATION	SLS1
CASHIER	JG
SALESPERSON	
ORDER ENTRY	

Thanks for your support.
Celebrating 103 years of local service!

Quantity	UM	Item	Description	D	T	Price	Per	Amount
8	EA	H1AZ	Z-MAX H1A HURRICANE TIE		Y	1.9710	EA	15.77
9	SH	12D48	DEGRADE PLYWOOD 1/2"		Y	29.2505	SH	263.25
14	EA	0221016	2X10 KD SPF #2&BTR 16'		Y	20.6974	EA	289.76
2	PC	1816	J BEAD PLASTIC 1/2"x 8'		Y	3.5055	PC	7.01
8	EA	022414	2X4 KD SPF #2&BTR S4S 14'		Y	6.4706	EA	51.76

ENTERED

Payment Method(s) **Buyer:** SI-HARATH CHANTHACHAN (DANG)

GST/HST #R104269600

Visa 702.86 ####9892 07130G

	SubTotal	627.55
PST 43.93 GST 31.38	Sales Tax	75.31
	Deposit	
Please Pay This Amount		702.86

Terms: Net 15th of month following purchase.
Interest charged at 2% per month, calculated monthly(26.8% per annum) on ALL overdue accounts.
20% handling charge on approved returned goods.
Certified material used for an improvement at above address.

Signature SI-HARATH CHANTHACHAN (DANG)

T&M INVOICE

PROJECT NAME:	10851 Mortfield Rd.
MONTH:	August
Customer:	CAPREIT
Address:	10851 Mortfield Rd.
City:	Richmond
Postal Code	V7A 2W1
Province:	BC
CAPREIT REP	Casey Moser
Consultant:	Sense Engineering
Consultant Representive:	Kieran Bjornson

ROMA
BUILDING RESTORATION

MATERIALS

Business Name	Purchase Date	Receipt Number	Product	Amount	PST	Total
Poco Building Supplies	August 15th, 2024	2408-028693	See attached receipt	$ 627.55	$ 43.93	$ 671.48
Total of Materials						$ 671.48

LABOUR

Date	Backup	Hours	Rate	Total
August 13th, 2024	Please see attached Sheet	16	$ 150.00	$ 2,400.00
August 16th, 2024	Please see attached Sheet	16	$ 150.00	$ 2,400.00
August 19th, 2024	Please see attached Sheet	3	$ 150.00	$ 450.00
August 20th, 2024	Please see attached Sheet	8	$ 150.00	$ 1,200.00
August 27th, 2024	Please see attached Sheet	10	$ 150.00	$ 1,500.00
August Month	Please see attached Sheet	4	$ 125.00	$ 500.00
Total of Labour Hours		57		$ 8,450.00

GRAND TOTAL

Labour	$ 8,450.00
Materials	$ 671.48
Material Mark Up (15%)	$ 100.72
GRAND TOTAL (Excl. GST)	**$ 9,222.20** +GST

WORKSAFE BC
WORKING TO MAKE A DIFFERENCE

Assessment Department
Mailing Address
PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

Location
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

Roma Building Restoration LTD.
20 Cadetta Road
BRAMPTON, ON L6P 0X4

July 19, 2024

Person/Business : ROMA BUILDING RESTORATION LIMITED
RBR (BC) - ROMA BUILDING RESTORATION
Account number : 200295372

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 October 01, 2024.

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

Employer Service Centre
Assessment Department

Clearance Reference # : C134995630
CLRAAA

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

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 1 dated June 30, 2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Exterior Wall and Window Replacement @ 10851 Mortfield Road, Richmond BC per signed CCDC

Date of Contract: June 11th, 2024.

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Roma Building Restoration Limited

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 City of Brampton, ON this 6th day of September in the year 2024
City/Town and Province

Marcello Battisti
Name

President
Title

Signature

Giuseppe Battisti, a Commissioner, etc.
Province of Ontario,
for Roma Building Restoration Ltd.
Expires October 24, 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.

October 9, 2024

Canadian Apartment Properties REIT
11 Church Street
Toronto, ON M5E 1W1

Attn: Accounts Payable Email: apinvoices-can@capreit.net

Re: Carlton Park Gardens – 10851-10991 Mortfield Road, Richmond – Exterior Siding Replacement
Certificate for Payment No. 4
Contractor PO No. 0008502853

Sense's Project No. 23vR134A

Dear Accounts Payable,

Please find attached Certificate for Payment No. 4 for the Exterior Siding Replacement at Carlton Park Gardens, 10851-10991 Mortfield Road, Richmond. The total amount to be paid directly to Roma Building Restoration Ltd. (value of work certified less holdback) is:

$62,471.56 plus $3,123.58 GST = $65,595.14

See attached for a breakdown of work completed and calculation of the payment amount. The 10% Statutory Holdback has been deducted from the value of work certified, in accordance with the *Builders Lien Act*.

Copies of the following documents submitted by Roma Building Restoration Ltd. are also enclosed, which substantiate this Certificate:

- Invoice No. 1193 dated September 30, 2024 (revised received October 9, 2024).
- WorkSafeBC clearance letter.
- A Statutory Declaration, on a copyright sealed CCDC 9A form. You should review the Statutory Declaration and check that it coincides with your payment history.
- Current construction schedule.

It should be checked that no liens have been placed on the property. Should everything be in order, please forward payment directly to Roma Building Restoration Ltd.

Please call if you have any questions.

Yours truly,

Sense Engineering

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

cc: Adam Sharkawy, *Canadian Apartments Properties REIT* Email: a.sharkawy@capreit.net
Kawtar Jaffar, *Canadian Apartments Properties REIT* Email: k.jaffar@capreit.net
Linh Doan, *Roma Building Restoration Ltd.* Email: linh@roma-restoration.ca
Hrithik Bhangu, *Roma Building Restoration Ltd.* Email: Hrithik@roma-restoration.ca
Mimma Sinclair, *Roma Building Restoration Ltd.* Email: Mimma@roma-restoration.ca
Joe Battisti, *Roma Building Restoration Ltd.* Email: Joe@roma-restoration.ca
Rick de Leon, *Roma Building Restoration Ltd.* Email: RickD@roma-restoration.ca
Nichole Brackett, *Sense Engineering Ltd.* Email: nichole@senseengineering.com

CERTIFICATE FOR PAYMENT NO. 4

Project: Carlton Park Gardens - 10851-10991 Mortfield Road, Richmond
Exterior Siding Replacement

Project No: 23vR134A

Contractor: Roma Building Restoration Ltd.

CONTRACT ESTIMATES

Original Contract Estimate	$	237,405.00
Total Change Orders to Date	$	28,350.00
Estimated Contract Variations	$	-
Present Estimated Contract Amount (excluding taxes)	**$**	**265,755.00**

STATEMENT OF WORK COMPLETED TO DATE

Total Value of Work Certified to Date (Work Performed to September 30, 2024)	$	174,881.67
Statutory Holdback on Total Value of Work Performed at 10% (excluding taxes)	$	17,488.17
Total Value Previously Certified	$	105,468.82

STATEMENT OF WORK COMPLETED UNDER THIS CERTIFICATE

Current Value of Work Certified	$	69,412.85
Current Holdback (excluding taxes)	$	(6,941.29)
Sub-Total (excluding taxes)	$	62,471.56
Plus Taxes at 5%	$	3,123.58
Total Amount Due to the Contractor (including taxes)	**$**	**65,595.14**

Sixty-Five Thousand, Five Hundred Ninety-Five...14/100 Dollars
Cheque to be made payable to Roma Building Restoration Ltd.

RECORD OF PAYMENT AMOUNTS

CFP NO.	DATE	AMOUNT EXCLUDING TAX	TAX	AMOUNT INCLUDING TAX
1	July 12, 2024	$ 12,883.95	$ 644.20	**$ 13,528.15**
2	August 22, 2024	$ 41,417.21	$ 2,070.86	**$ 43,488.07**
3	September 13, 2024	$ 40,620.78	$ 2,031.04	**$ 42,651.82**
4	October 9, 2024	$ 62,471.56	$ 3,123.58	**$ 65,595.14**
	TOTAL PAYMENT AMOUNTS	**$ 157,393.50**	**$ 7,869.68**	**$ 165,263.18**

RECORD OF CHANGE ORDERS

C.O. NO.	ITEM DESCRIPTION	AMOUNT
CO1		
1.1	Door Replacement	$ 28,350.00
	TOTAL CHANGE ORDERS TO DATE	**$ 28,350.00**

Sense Engineering

Linnaea Cartar

Kieran Bjornson

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CONTRACT AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
1	**General**										
1.1	Access and Mobilization	1	Lump Sum	$20,000.00	$20,000.00	75%	50%	25%	$15,000.00	$10,000.00	$5,000.00
1.2	Site Protection	1	Lump Sum	$7,500.00	$7,500.00	75%	50%	25%	$5,625.00	$3,750.00	$1,875.00
1.3	Protection from Weather	1	Lump Sum	$7,500.00	$7,500.00	75%	50%	25%	$5,625.00	$3,750.00	$1,875.00
2	**Exterior Walls**										
2.1	Demolition	1	Lump Sum	$18,750.00	$18,750.00	100%	60%	40%	$18,750.00	$11,250.00	$7,500.00
2.2	Framing and Sheathing Repairs	1	Allowance	$30,000.00	$30,000.00	100%	77%	23%	$30,000.00	$23,066.32	$6,933.68
2.3	New Fibre Cement Siding	1	Lump Sum	$73,750.00	$73,750.00	60%	40%	20%	$44,250.00	$29,500.00	$14,750.00
3	**Windows and Doors**										
3.1	Window and Door Replacement	1	Lump Sum	$67,405.00	$67,405.00	75%	50%	25%	$50,553.75	$33,702.50	$16,851.25
3.2	Window Testing	1	Allowance	$5,000.00	$5,000.00	0%	0%	0%	$0.00	$0.00	$0.00
4	**Miscellaneous Repairs**										
4.2	Modify Existing Fencing	1	Lump Sum	$12,000.00	$12,000.00	10%	10%	0%	$1,200.00	$1,200.00	$0.00
4.3	Miscellaneous Repairs	1	Allowance	$20,000.00	$20,000.00	31%	23%	9%	$6,242.92	$4,500.00	$1,742.92
5	**All Other Items**	1	Lump Sum	$10,000.00	$10,000.00	70%	30%	40%	$7,000.00	$3,000.00	$4,000.00
O1	**Tyvek CommercialWrap Sheathing Paper**	1	Lump Sum	($2,000.00)	($2,000.00)	100%	100%	0%	($2,000.00)	($2,000.00)	$0.00
O2	**Retain Existing Windows and Doors**	1	Lump Sum	($32,500.00)	($32,500.00)	75%	50%	25%	($24,375.00)	($16,250.00)	($8,125.00)
(Part 1) TOTAL WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS									$157,871.67	$105,468.82	$52,402.85

WORK COMPLETED UNDER CHANGE ORDER ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CHANGE AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
CO1											
1.1	Door Replacement	1	Lump Sum	$28,350.00	$28,350.00	60%	0%	60%	$17,010.00	$0.00	$17,010.00
(Part 2) TOTAL WORK COMPLETED UNDER CHANGE ORDER ITEMS									$17,010.00	$0.00	$17,010.00
TOTAL WORK COMPLETED (Parts 1 and 2)									$174,881.67	$105,468.82	$69,412.85

BREAKDOWN OF WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		
CFP NO.	ITEM DESCRIPTION	Total Complete to Date
2	Asbestos abatement	$4,500.00
4	Framing and sheathing repairs on the south elevation	$1,742.92
TOTAL WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		$6,242.92

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 4

Invoice #: **1193**

Invoice Date: **September 30 2024**

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
1. General											
1.1	Access and Mobilization	$20,000.00	1	lump sum	$20,000.00	0.50	$10,000.00	**0.25**	**$5,000.00**	0.75	15,000.00
1.2	Site Protection	$7,500.00	1	lump sum	$7,500.00	0.50	$3,750.00	**0.25**	**$1,875.00**	0.75	5,625.00
1.3	Protection from Weather	$7,500.00	1	lump sum	$7,500.00	0.50	$3,750.00	**0.25**	**$1,875.00**	0.75	5,625.00
2. Exterior Walls											
2.1	Demolition	$18,750.00	1	lump sum	$18,750.00	0.60	$11,250.00	**0.40**	**$7,500.00**	1.00	18,750.00
2.2	Framing and Sheathing Repairs	$30,000.00	1	Contingency Allowance	$30,000.00	0.77	$23,066.32	**0.23**	**$6,933.68**	1.00	30,000.00
2.3	New Fibre Cement Siding	$73,750.00	1	lump sum	$73,750.00	0.40	$29,500.00	**0.20**	**$14,750.00**	0.60	44,250.00
3. Windows and Doors											
3.1	Window and Door Replacement	$67,405.00	1	lump sum	$67,405.00	0.50	$33,702.50	**0.25**	**$16,851.25**	0.75	50,553.75
3.2	Window Testing	$5,000.00	1	Contingency Allowance	$5,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
4. Miscellaneous Repairs											
4.2	Modify Existing Fencing	$12,000.00	1	lump sum	$12,000.00	0.10	$1,200.00	**0.00**	**$0.00**	0.10	1,200.00
4.3	Miscellaneous Repairs	$20,000.00	1	Contingency Allowance	$20,000.00	0.23	$4,500.00	**0.087**	**$1,742.92**	0.31	6,242.92
5	All Other Items	$10,000.00	1	lump sum	$10,000.00	0.30	$3,000.00	**0.40**	**$4,000.00**	0.70	7,000.00
5. Optional Items											
1	Tyvek Commercial Paper	-$2,000.00	1	lump sum	-$2,000.00	1.00	-$2,000.00	**0.00**	**$0.00**	1.00	-2,000.00
2	Retain Existing Windows/Doors	-$32,500.00	1	lump sum	-$32,500.00	0.50	-$16,250.00	**0.25**	**-$8,125.00**	0.75	-24,375.00
6. Change Orders											

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

ROMA BUILDING RESTORATION

Ref: Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond

Progress Payment # 4

Invoice #: **1193**

Invoice Date: **September 30 2024**

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
CO 1.1	Door Replacement Replace the four building access swing doors (meeting room, pool access, weight room, entry door) and the mechanical room double swing door with new insulated metal doors that meet fire code requirements. New doors, hardware, and accessories shall be as per the attached quotes. Work shall be installed per the project specifications and include, but not be limited to, all abatement, waterproofing, and interior finishing work.	$28,350.00	1	lump sum	$28,350.00	0.00	$0.00	**0.60**	**$17,010.00**	0.60	17,010.00
				Original contract	$237,405.00				**$69,412.85**		$174,881.67
				Change Orders	$28,350.00			10% hold-back:	$6,941.28		
				New Contract Total	$265,755.00			Subtotal	$62,471.56		
								G.S.T. (5%):	$3,123.58		
								Total:	**$65,595.14**		

Remarks:

Please remit payment to: **Roma Building Restoration Ltd.**
2054 Kingsway Ave, Unit 2
Port Coquitlam, BC V3C 1S5

GST# 104609003 RT0001

WORKSAFE BC
WORKING TO MAKE A DIFFERENCE

Assessment Department Mailing Address
PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

Location
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

Roma Building Restoration LTD.
20 Cadetta Road
BRAMPTON, ON L6P 0X4

October 08, 2024

Person/Business : ROMA BUILDING RESTORATION LIMITED
RBR (BC) - ROMA BUILDING RESTORATION
Account number : 200295372

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since January 27, 2020 and has satisfied assessment remittance requirements to October 01, 2024.

The next payment that will affect this firm's clearance status is due on October 20, 2024.

This information is only provided for the purposes of Section 258 of the Workers Compensation Act, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

Employer Service Centre
Assessment Department

Clearance Reference # : C135170379
CLRA1A

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

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number 2 dated July 31, 2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Exterior Wall and Window Replacement @ 10851 Mortfield Road, Richmond BC per signed CCDC

Date of Contract: June 11th, 2024.

Name of Owner	Name of Contractor
CAPREIT Limited Partnership	Roma Building Restoration Limited

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 City of Brampton, ON this 3rd day of October in the year 2024
City/Town and Province

Marcello Battisti
Name

President
Title

Giuseppe Battisti, a Commissioner, etc.
Province of Ontario,
for Roma Building Restoration Ltd.
Expires October 24, 2026.

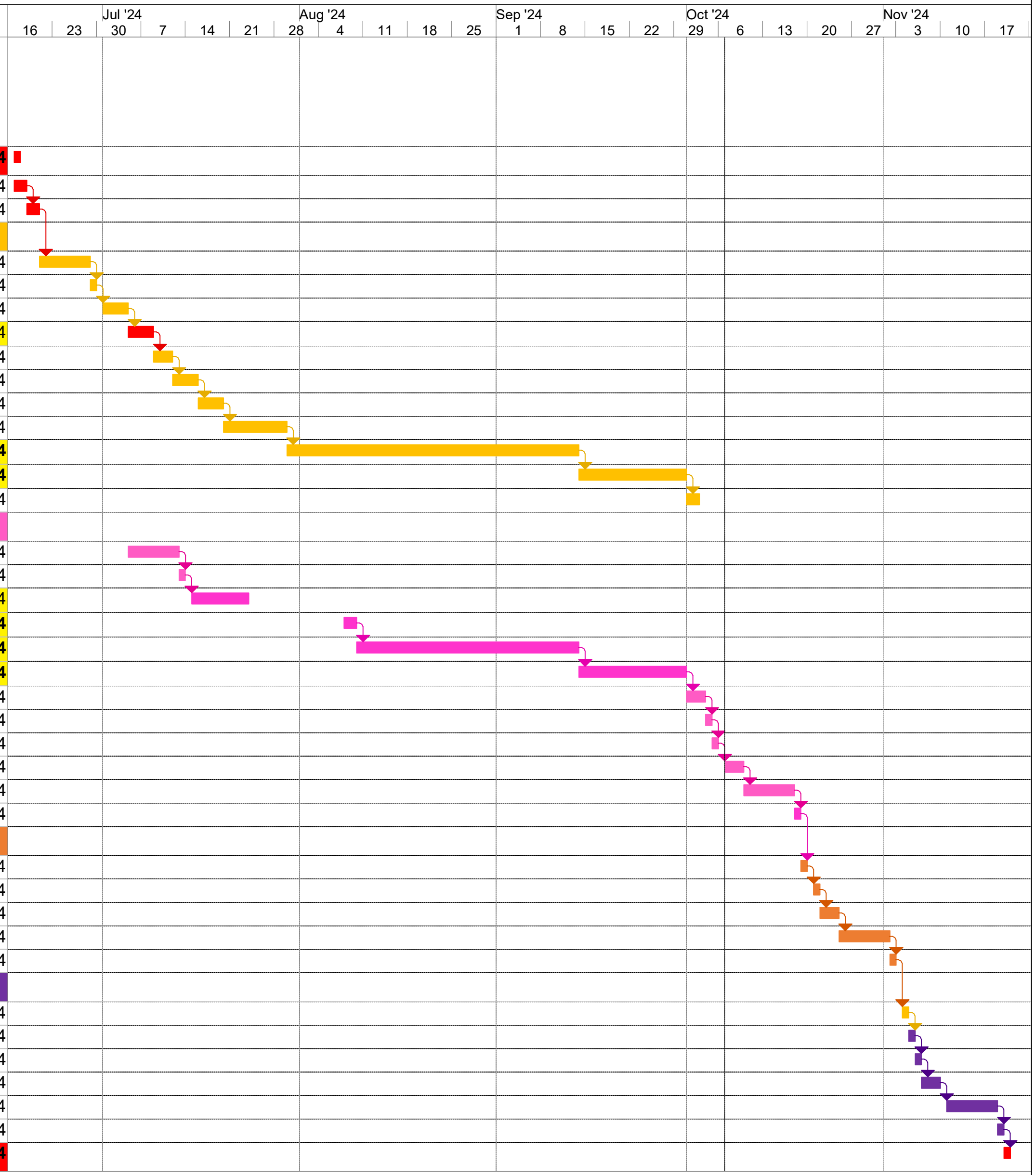
Signature

(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.

10851-10991 Mortfield, Richmond, BC
Carlton Park Gardens
Siding Replacement
2024.10.07

ID	Task Name	Duration	Start	Finish
1	**10851-10991 Mortfield, Richmond - Carlton Park Gardens - Siding Replacement 2024.07.25**			
2	**Mobilization**		**Mon 6/17/24**	**Mon 6/17/24**
3	Site Protection, C-Can Set Up, Fencing	2 days	Mon 6/17/24	Tue 6/18/24
4	Mock Ups	2 days	Wed 6/19/24	Thu 6/20/24
5	**West Wall**			
6	Demo of West Wall	7 days	Fri 6/21/24	Fri 6/28/24
7	Engineer Review of Exposed Walls	1 day	Sat 6/29/24	Sat 6/29/24
8	Install of Tyvek Paper	4 days	Mon 7/1/24	Thu 7/4/24
9	**DELAY DUE TO TERMITE/ANT INFESTATION**	3 days	Fri 7/5/24	Mon 7/8/24
10	Install of Flashing	3 days	Tue 7/9/24	Thu 7/11/24
11	Install of PT Strapping	3 days	Fri 7/12/24	Mon 7/15/24
12	Install of Insulation	4 days	Tue 7/16/24	Fri 7/19/24
13	Install of Hardie Fibre Cement Siding	8 days	Sat 7/20/24	Mon 7/29/24
14	**Door Lead Time**	**40 days**	**Tue 7/30/24**	**Fri 9/13/24**
15	**Door Finishes & Install (2 Doors Locations on West Wall)**	**14 days**	**Sat 9/14/24**	**Mon 9/30/24**
16	Finishing	2 days	Tue 10/1/24	Wed 10/2/24
17	**East Wall**			
18	Demo of West Wall	7 days	Fri 7/5/24	Fri 7/12/24
19	Engineer Review of Exposed Walls	1 day	Sat 7/13/24	Sat 7/13/24
20	**DELAY DUE TO TERMITE/ANT INFESTATION**	8 days	Mon 7/15/24	Tue 7/23/24
21	**Abatement of Interior Finishes for Stud Replacement**	**2 days**	**Thu 8/8/24**	**Fri 8/9/24**
22	**Door Lead Time**	**30 days**	**Sat 8/10/24**	**Fri 9/13/24**
23	**Door Finishes & Install (2 Doors Locations on West Wall)**	**14 days**	**Sat 9/14/24**	**Mon 9/30/24**
24	Install of Tyvek Paper	3 days	Tue 10/1/24	Thu 10/3/24
25	Install of Flashing	1 day	Fri 10/4/24	Fri 10/4/24
26	Install of PT Strapping	1 day	Sat 10/5/24	Sat 10/5/24
27	Install of Insulation	3 days	Mon 10/7/24	Wed 10/9/24
28	Install of Hardie Fibre Cement Siding	7 days	Thu 10/10/24	Thu 10/17/24
29	Finishing	1 day	Fri 10/18/24	Fri 10/18/24
30	**North Wall (TBD)**			
31	Install of Flashing	1 day	Sat 10/19/24	Sat 10/19/24
32	Install of PT Strapping	1 day	Mon 10/21/24	Mon 10/21/24
33	Install of Insulation	3 days	Tue 10/22/24	Thu 10/24/24
34	Install of Hardie Fibre Cement Siding	7 days	Fri 10/25/24	Fri 11/1/24
35	Finishing	1 day	Sat 11/2/24	Sat 11/2/24
36	**South Wall (TBD)**			
37	Install of Tyvek Paper	1 day	Mon 11/4/24	Mon 11/4/24
38	Install of Flashing	1 day	Tue 11/5/24	Tue 11/5/24
39	Install of PT Strapping	1 day	Wed 11/6/24	Wed 11/6/24
40	Install of Insulation	3 days	Thu 11/7/24	Sat 11/9/24
41	Install of Hardie Fibre Cement Siding	7 days	Mon 11/11/24	Mon 11/18/24
42	Finishing	1 day	Tue 11/19/24	Tue 11/19/24
43	**Demobilization**		**Wed 11/20/24**	**Wed 11/20/24**



Dates specified on above schedule can change without notice due to on-site decisions and/or weather conditions - *Please anticipate additional days off during the winter months

Roma Building Restoration Ltd.

November 13, 2024

Canadian Apartment Properties REIT
11 Church Street
Toronto, ON M5E 1W1

Attn: Accounts Payable Email: apinvoices-can@capreit.net

Re: Carlton Park Gardens – 10851-10991 Mortfield Road, Richmond – Exterior Siding Replacement
Certificate for Payment No. 5
Contractor PO No. 0008502853

Sense's Project No. 23vR134A

Dear Accounts Payable,

Please find attached Certificate for Payment No. 5 for the Exterior Siding Replacement at Carlton Park Gardens, 10851-10991 Mortfield Road, Richmond. The total amount to be paid directly to Roma Building Restoration Ltd. (value of work certified less holdback) is:

$24,075.22 plus $1,203.76 tax = $25,278.98

See attached for a breakdown of work completed and calculation of the payment amount. The 10% Statutory Holdback has been deducted from the value of work certified, in accordance with the *Builders Lien Act*.

Copies of the following documents submitted by Roma Building Restoration Ltd. are also enclosed, which substantiate this Certificate:

- Invoice No. 1197, dated October 31, 2024 (received November 4, 2024)
- WorkSafeBC clearance letter
- a Statutory Declaration on a copyright sealed CCDC 9A form (Note: you should review the Statutory Declaration and check that it coincides with your payment history); and
- a current construction schedule.

There is a minor rounding error in the Contractor's invoice. As discussed with Roma Building Restoration Ltd., we have marked-up their invoice to the correct amount.

It should be checked that no liens have been placed on the property. Should everything be in order, please forward payment directly to Roma Building Restoration Ltd.

Please call if you have any questions.

Yours truly,
Sense Engineering

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

cc:	Andrew Ross, *Canadian Apartments Properties REIT*	Email: a.ross@capreit.net
	Adam Sharkawy, *Canadian Apartments Properties REIT*	Email: a.sharkawy@capreit.net
	Kawtar Jaffar, *Canadian Apartments Properties REIT*	Email: k.jaffar@capreit.net
	Linh Doan, *Roma Building Restoration Ltd.*	Email: linh@roma-restoration.ca
	Hrithik Bhangu, *Roma Building Restoration Ltd.*	Email: Hrithik@roma-restoration.ca
	Mimma Sinclair, *Roma Building Restoration Ltd.*	Email: Mimma@roma-restoration.ca
	Joe Battisti, *Roma Building Restoration Ltd.*	Email: Joe@roma-restoration.ca
	Rick de Leon, *Roma Building Restoration Ltd.*	Email: RickD@roma-restoration.ca
	Nichole Brackett, *Sense Engineering Ltd.*	Email: nichole@senseengineering.com

Certificate For Payment No. 5

Project: Carlton Park Gardens - 10851-10991 Mortfield Road, Richmond
Exterior Siding Replacement

Project No: 23vR134A

Contractor: Roma Building Restoration Ltd.

CONTRACT ESTIMATES

Original Contract Estimate	$	237,405.00
Total Change Orders to Date	$	28,350.00
Estimated Contract Variations	$	-
Present Estimated Contract Amount (excluding taxes)	**$**	**265,755.00**

STATEMENT OF WORK COMPLETED TO DATE

Total Value of Work Certified to Date (Work Performed to October 31, 2024)	$	201,631.92
Statutory Holdback on Total Value of Work Performed at 10% (excluding taxes)	$	20,163.19
Total Value Previously Certified	$	174,881.67

STATEMENT OF WORK COMPLETED UNDER THIS CERTIFICATE

Current Value of Work Certified	$	26,750.25
Current Holdback (excluding taxes)	$	(2,675.03)
Sub-Total (excluding taxes)	$	24,075.22
Plus Taxes at 5%	$	1,203.76
Total Amount Due to the Contractor (including taxes)	**$**	**25,278.98**

Twenty-Five Thousand, Two Hundred Seventy-Eight...98/100 Dollars
Cheque to be made payable to Roma Building Restoration Ltd.

RECORD OF PAYMENT AMOUNTS

CFP NO.	DATE	AMOUNT EXCLUDING TAX	TAX	AMOUNT INCLUDING TAX
1	July 12, 2024	$ 12,883.95	$ 644.20	**$ 13,528.15**
2	August 22, 2024	$ 41,417.21	$ 2,070.86	**$ 43,488.07**
3	September 13, 2024	$ 40,620.78	$ 2,031.04	**$ 42,651.82**
4	October 9, 2024	$ 62,471.56	$ 3,123.58	**$ 65,595.14**
5	November 13, 2024	$ 24,075.22	$ 1,203.76	**$ 25,278.98**
	TOTAL PAYMENT AMOUNTS	**$ 181,468.72**	**$ 9,073.44**	**$ 190,542.16**

RECORD OF CHANGE ORDERS

C.O. NO.	ITEM DESCRIPTION	AMOUNT
CO1		
1.1	Door Replacement	$ 28,350.00
	TOTAL CHANGE ORDERS TO DATE	**$ 28,350.00**

Sense Engineering

Linnaea Cartar

Kieran Bjornson

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CONTRACT AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
1	**General**										
1.1	Access and Mobilization	1	Lump Sum	$20,000.00	$20,000.00	85%	75%	10%	$17,000.00	$15,000.00	$2,000.00
1.2	Site Protection	1	Lump Sum	$7,500.00	$7,500.00	85%	75%	10%	$6,375.00	$5,625.00	$750.00
1.3	Protection from Weather	1	Lump Sum	$7,500.00	$7,500.00	85%	75%	10%	$6,375.00	$5,625.00	$750.00
2	**Exterior Walls**										
2.1	Demolition	1	Lump Sum	$18,750.00	$18,750.00	100%	100%	0%	$18,750.00	$18,750.00	$0.00
2.2	Framing and Sheathing Repairs	1	Allowance	$30,000.00	$30,000.00	100%	100%	0%	$30,000.00	$30,000.00	$0.00
2.3	New Fibre Cement Siding	1	Lump Sum	$73,750.00	$73,750.00	80%	60%	20%	$59,000.00	$44,250.00	$14,750.00
3	**Windows and Doors**										
3.1	Window and Door Replacement	1	Lump Sum	$67,405.00	$67,405.00	80%	75%	5%	$53,924.00	$50,553.75	$3,370.25
3.2	Window Testing	1	Allowance	$5,000.00	$5,000.00	0%	0%	0%	$0.00	$0.00	$0.00
4	**Miscellaneous Repairs**										
4.2	Modify Existing Fencing	1	Lump Sum	$12,000.00	$12,000.00	10%	10%	0%	$1,200.00	$1,200.00	$0.00
4.3	Miscellaneous Repairs	1	Allowance	$20,000.00	$20,000.00	31%	31%	0%	$6,242.92	$6,242.92	$0.00
5	**All Other Items**	1	Lump Sum	$10,000.00	$10,000.00	85%	70%	15%	$8,500.00	$7,000.00	$1,500.00
O1	**Tyvek CommercialWrap Sheathing Paper**	1	Lump Sum	($2,000.00)	($2,000.00)	100%	100%	0%	($2,000.00)	($2,000.00)	$0.00
O2	**Retain Existing Windows and Doors**	1	Lump Sum	($32,500.00)	($32,500.00)	90%	75%	15%	($29,250.00)	($24,375.00)	($4,875.00)
(Part 1) TOTAL WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS									**$176,116.92**	**$157,871.67**	**$18,245.25**

WORK COMPLETED UNDER CHANGE ORDER ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CHANGE AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
CO1											
1.1	Door Replacement	1	Lump Sum	$28,350.00	$28,350.00	90%	60%	30%	$25,515.00	$17,010.00	$8,505.00
(Part 2) TOTAL WORK COMPLETED UNDER CHANGE ORDER ITEMS									**$25,515.00**	**$17,010.00**	**$8,505.00**
TOTAL WORK COMPLETED (Parts 1 and 2)									**$201,631.92**	**$174,881.67**	**$26,750.25**

BREAKDOWN OF WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		
CFP NO.	ITEM DESCRIPTION	Total Complete to Date
2	Asbestos abatement	$4,500.00
4	Framing and sheathing repairs on the south elevation	$1,742.92
TOTAL WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		**$6,242.92**

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

ROMA BUILDING RESTORATION

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 5

Invoice #: **1197**

Invoice Date: **October 31 2024**

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
1. General											
1.1	Access and Mobilization	$20,000.00	1	lump sum	$20,000.00	0.75	$15,000.00	**0.10**	**$2,000.00**	0.85	17,000.00
1.2	Site Protection	$7,500.00	1	lump sum	$7,500.00	0.75	$5,625.00	**0.10**	**$750.00**	0.85	6,375.00
1.3	Protection from Weather	$7,500.00	1	lump sum	$7,500.00	0.75	$5,625.00	**0.10**	**$750.00**	0.85	6,375.00
2. Exterior Walls											
2.1	Demolition	$18,750.00	1	lump sum	$18,750.00	1.00	$18,750.00	**0.00**	**$0.00**	1.00	18,750.00
2.2	Framing and Sheathing Repairs	$30,000.00	1	Contingency Allowance	$30,000.00	1.00	$30,000.00	**0.00**	**$0.00**	1.00	30,000.00
2.3	New Fibre Cement Siding	$73,750.00	1	lump sum	$73,750.00	0.60	$44,250.00	**0.20**	**$14,750.00**	0.80	59,000.00
3. Windows and Doors											
3.1	Window and Door Replacement	$67,405.00	1	lump sum	$67,405.00	0.75	$50,553.75	**0.05**	**$3,370.25**	0.80	53,924.00
3.2	Window Testing	$5,000.00	1	Contingency Allowance	$5,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
4. Miscellaneous Repairs											
4.2	Modify Existing Fencing	$12,000.00	1	lump sum	$12,000.00	0.10	$1,200.00	**0.00**	**$0.00**	0.10	1,200.00
4.3	Miscellaneous Repairs	$20,000.00	1	Contingency Allowance	$20,000.00	0.31	$6,242.92	**0.000**	**$0.00**	0.31	6,242.92
5	All Other Items	$10,000.00	1	lump sum	$10,000.00	0.70	$7,000.00	**0.15**	**$1,500.00**	0.85	8,500.00
5. Optional Items											
1	Tyvek Commercial Paper	-$2,000.00	1	lump sum	-$2,000.00	1.00	-$2,000.00	**0.00**	**$0.00**	1.00	-2,000.00
2	Retain Existing Windows/Doors	-$32,500.00	1	lump sum	-$32,500.00	0.75	-$24,375.00	**0.15**	**-$4,875.00**	0.90	-29,250.00
6. Change Orders											

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

ROMA
BUILDING RESTORATION

Ref: Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond

Progress Payment # 5

Invoice #: **1197**
Invoice Date: **October 31 2024**

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
CO 1.1	Door Replacement Replace the four building access swing doors (meeting room, pool access, weight room, entry door) and the mechanical room double swing door with new insulated metal doors that meet fire code requirements. New doors, hardware, and accessories shall be as per the attached quotes. Work shall be installed per the project specifications and include, but not be limited to, all abatement, waterproofing, and interior finishing work.	$28,350.00	1	lump sum	$28,350.00	0.60	$17,010.00	**0.30**	**$8,505.00**	0.90	25,515.00

Original contract	$237,405.00
Change Orders	$28,350.00
New Contract Total	$265,755.00

	$26,750.25	$201,631.92
10% hold-back:	**$2,675.03**	
Subtotal	~~**$24,075.23**~~	$24,075.22
G.S.T. (5%):	**$1,203.76**	
Total:	~~**$25,278.99**~~	**$25,278.98**

Remarks:

Please remit payment to: **Roma Building Restoration Ltd.**
2054 Kingsway Ave, Unit 2
Port Coquitlam, BC V3C 1S5

GST# 104609003 RT0001

WORKSAFE BC
WORKING TO MAKE A DIFFERENCE

Assessment Department
Mailing Address
PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

Location
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

Roma Building Restoration LTD.
20 Cadetta Road
BRAMPTON, ON L6P 0X4

October 30, 2024

Person/Business : ROMA BUILDING RESTORATION LIMITED
RBR (BC) - ROMA BUILDING RESTORATION
Account number : 200295372

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 January 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C135238785
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

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number 3 dated August 31, 2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Exterior Wall and Window Replacement @ 10851 Mortfield Road, Richmond BC per signed CCDC

Date of Contract: June 11th, 2024.

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Roma Building Restoration Limited

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 City of Brampton, ON this 4th day of November in the year 2024
City/Town and Province

Marcello Battisti
Name

President
Title

Signature

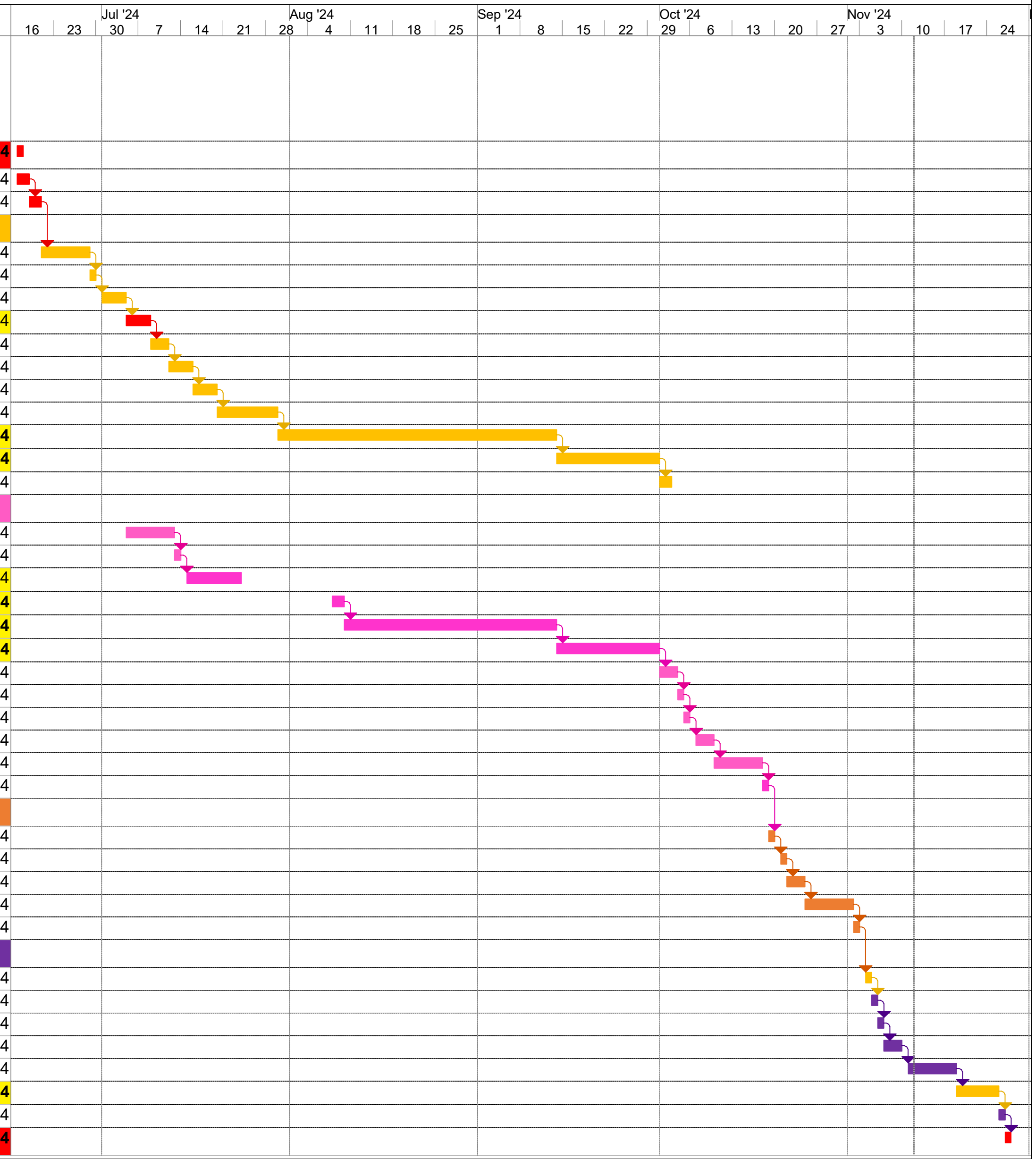
Giuseppe Battisti, a Commissioner, etc.
Province of Ontario,
for Roma Building Restoration Ltd.
Expires October 24, 2026.

(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.

10851-10991 Mortfield, Richmond, BC
Carlton Park Gardens
Siding Replacement
2024.11.12

ID	Task Name	Duration	Start	Finish
1	**10851-10991 Mortfield, Richmond - Carlton Park Gardens - Siding Replacement**			
2	**Mobilization**		**Mon 6/17/24**	**Mon 6/17/24**
3	Site Protection, C-Can Set Up, Fencing	2 days	Mon 6/17/24	Tue 6/18/24
4	Mock Ups	2 days	Wed 6/19/24	Thu 6/20/24
5	**West Wall**			
6	Demo of West Wall	7 days	Fri 6/21/24	Fri 6/28/24
7	Engineer Review of Exposed Walls	1 day	Sat 6/29/24	Sat 6/29/24
8	Install of Tyvek Paper	4 days	Mon 7/1/24	Thu 7/4/24
9	**DELAY DUE TO TERMITE/ANT INFESTATION**	3 days	Fri 7/5/24	Mon 7/8/24
10	Install of Flashing	3 days	Tue 7/9/24	Thu 7/11/24
11	Install of PT Strapping	3 days	Fri 7/12/24	Mon 7/15/24
12	Install of Insulation	4 days	Tue 7/16/24	Fri 7/19/24
13	Install of Hardie Fibre Cement Siding	8 days	Sat 7/20/24	Mon 7/29/24
14	**Door Lead Time**	**40 days**	**Tue 7/30/24**	**Fri 9/13/24**
15	**Door Finishes & Install (2 Doors Locations on West Wall)**	**14 days**	**Sat 9/14/24**	**Mon 9/30/24**
16	Finishing	2 days	Tue 10/1/24	Wed 10/2/24
17	**East Wall**			
18	Demo of West Wall	7 days	Fri 7/5/24	Fri 7/12/24
19	Engineer Review of Exposed Walls	1 day	Sat 7/13/24	Sat 7/13/24
20	**DELAY DUE TO TERMITE/ANT INFESTATION**	8 days	Mon 7/15/24	Tue 7/23/24
21	**Abatement of Interior Finishes for Stud Replacement**	**2 days**	**Thu 8/8/24**	**Fri 8/9/24**
22	**Door Lead Time**	**30 days**	**Sat 8/10/24**	**Fri 9/13/24**
23	**Door Finishes & Install (2 Doors Locations on West Wall)**	**14 days**	**Sat 9/14/24**	**Mon 9/30/24**
24	Install of Tyvek Paper	3 days	Tue 10/1/24	Thu 10/3/24
25	Install of Flashing	1 day	Fri 10/4/24	Fri 10/4/24
26	Install of PT Strapping	1 day	Sat 10/5/24	Sat 10/5/24
27	Install of Insulation	3 days	Mon 10/7/24	Wed 10/9/24
28	Install of Hardie Fibre Cement Siding	7 days	Thu 10/10/24	Thu 10/17/24
29	Finishing	1 day	Fri 10/18/24	Fri 10/18/24
30	**North Wall (TBD)**			
31	Install of Flashing	1 day	Sat 10/19/24	Sat 10/19/24
32	Install of PT Strapping	1 day	Mon 10/21/24	Mon 10/21/24
33	Install of Insulation	3 days	Tue 10/22/24	Thu 10/24/24
34	Install of Hardie Fibre Cement Siding	7 days	Fri 10/25/24	Fri 11/1/24
35	Finishing	1 day	Sat 11/2/24	Sat 11/2/24
36	**South Wall (TBD)**			
37	Install of Tyvek Paper	1 day	Mon 11/4/24	Mon 11/4/24
38	Install of Flashing	1 day	Tue 11/5/24	Tue 11/5/24
39	Install of PT Strapping	1 day	Wed 11/6/24	Wed 11/6/24
40	Install of Insulation	3 days	Thu 11/7/24	Sat 11/9/24
41	Install of Hardie Fibre Cement Siding	7 days	Mon 11/11/24	Mon 11/18/24
42	**FIRE ALARM by CAPREIT (Not by Roma)**	**6 days**	**Tue 11/19/24**	**Mon 11/25/24**
43	Finishing	1 day	Tue 11/26/24	Tue 11/26/24
44	**Demobilization**		**Wed 11/27/24**	**Wed 11/27/24**



Dates specified on above schedule can change without notice due to on-site decisions and/or weather conditions - *Please anticipate additional days off during the winter months

Roma Building Restoration Ltd.

December 11, 2024

Canadian Apartment Properties REIT
11 Church Street
Toronto, ON M5E 1W1

Attn: Accounts Payable Email: apinvoices-can@capreit.net

Re: Carlton Park Gardens – 10851-10991 Mortfield Road, Richmond – Exterior Siding Replacement
Certificate for Payment No. 6
Contractor PO No. 0008502853

Sense's Project No. 23vR134A

Dear Accounts Payable,

Please find attached Certificate for Payment No. 6 for the Exterior Siding Replacement at Carlton Park Gardens, 10851-10991 Mortfield Road, Richmond. The total amount to be paid directly to Roma Building Restoration Ltd. (value of work certified less holdback) is:

$40,829.40 plus $2,041.47 tax = $42,870.87

See attached for a breakdown of work completed and calculation of the payment amount. The 10% Statutory Holdback has been deducted from the value of work certified, in accordance with the *Builders Lien Act*.

Copies of the following documents submitted by Roma Building Restoration Ltd. are also enclosed, which substantiate this Certificate:

- Invoice No. 1202, dated November 30, 2024 (received December 3, 2024);
- WorkSafeBC clearance letter;
- a Statutory Declaration on a copyright sealed CCDC 9A form (Note: you should review the Statutory Declaration and check that it coincides with your payment history);

It should be checked that no liens have been placed on the property. Should everything be in order, please forward payment directly to Roma Building Restoration Ltd.

Please call if you have any questions.

Yours truly,
Sense Engineering

Linnaea Cartar

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

cc:	Andrew Ross, *Canadian Apartments Properties REIT*	Email: a.ross@capreit.net
	Adam Sharkawy, *Canadian Apartments Properties REIT*	Email: a.sharkawy@capreit.net
	Kawtar Jaffar, *Canadian Apartments Properties REIT*	Email: k.jaffar@capreit.net
	Linh Doan, *Roma Building Restoration Ltd.*	Email: linh@roma-restoration.ca
	Hrithik Bhangu, *Roma Building Restoration Ltd.*	Email: Hrithik@roma-restoration.ca
	Mimma Sinclair, *Roma Building Restoration Ltd.*	Email: Mimma@roma-restoration.ca
	Joe Battisti, *Roma Building Restoration Ltd.*	Email: Joe@roma-restoration.ca
	Rick de Leon, *Roma Building Restoration Ltd.*	Email: RickD@roma-restoration.ca
	Nichole Brackett, *Sense Engineering Ltd.*	Email: nichole@senseengineering.com

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

ROMA
BUILDING RESTORATION

Ref: **Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond**

Progress Payment # 6

Invoice #: **1202**

Invoice Date: **November 30 2024**

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
1. General											
1.1	Access and Mobilization	$20,000.00	1	lump sum	$20,000.00	0.85	$17,000.00	**0.15**	**$3,000.00**	1.00	20,000.00
1.2	Site Protection	$7,500.00	1	lump sum	$7,500.00	0.85	$6,375.00	**0.15**	**$1,125.00**	1.00	7,500.00
1.3	Protection from Weather	$7,500.00	1	lump sum	$7,500.00	0.85	$6,375.00	**0.15**	**$1,125.00**	1.00	7,500.00
2. Exterior Walls											
2.1	Demolition	$18,750.00	1	lump sum	$18,750.00	1.00	$18,750.00	**0.00**	**$0.00**	1.00	18,750.00
2.2	Framing and Sheathing Repairs	$30,000.00	1	Contingency Allowance	$30,000.00	1.00	$30,000.00	**0.00**	**$0.00**	1.00	30,000.00
2.3	New Fibre Cement Siding	$73,750.00	1	lump sum	$73,750.00	0.80	$59,000.00	**0.20**	**$14,750.00**	1.00	73,750.00
3. Windows and Doors											
3.1	Window and Door Replacement	$67,405.00	1	lump sum	$67,405.00	0.80	$53,924.00	**0.20**	**$13,481.00**	1.00	67,405.00
3.2	Window Testing	$5,000.00	1	Contingency Allowance	$5,000.00	0.00	$0.00	**0.00**	**$0.00**	0.00	0.00
4. Miscellaneous Repairs											
4.2	Modify Existing Fencing	$12,000.00	1	lump sum	$12,000.00	0.10	$1,200.00	**0.90**	**$10,800.00**	1.00	12,000.00
4.3	Miscellaneous Repairs	$20,000.00	1	Contingency Allowance	$20,000.00	0.31	$6,242.92	**0.000**	**$0.00**	0.31	6,242.92
5	All Other Items	$10,000.00	1	lump sum	$10,000.00	0.85	$8,500.00	**0.15**	**$1,500.00**	1.00	10,000.00
5. Optional Items											
1	Tyvek Commercial Paper	-$2,000.00	1	lump sum	-$2,000.00	1.00	-$2,000.00	**0.00**	**$0.00**	1.00	-2,000.00
2	Retain Existing Windows/Doors	-$32,500.00	1	lump sum	-$32,500.00	0.90	-$29,250.00	**0.10**	**-$3,250.00**	1.00	-32,500.00
6. Change Orders											

INVOICE

Customer:	**CAPREIT Limited Partnership**		
Address:	11 Church Street, Suite 401	**City**	Toronto
Province:	Ontario	**Post Code:**	M5E 1W1
Email:	a.downie@capreit.net	**Proj#**	23vR134A
P.O. #:		**Project Manager :**	Kieran Bjornson, EIT

ROMA BUILDING RESTORATION

Ref: Exterior Siding and Window Replacement @ 10851-10991 Mortfield Road, Richmond

Progress Payment # 6

Invoice #: 1202

Invoice Date: November 30 2024

Item	Description	Unit Cost	Estimated Project Total			Work Previously Completed		Current Work (This Invoice)		Summary of Work-to-Date	
			Qty.	Unit of Measure	Total Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
CO 1.1	Door Replacement Replace the four building access swing doors (meeting room, pool access, weight room, entry door) and the mechanical room double swing door with new insulated metal doors that meet fire code requirements. New doors, hardware, and accessories shall be as per the attached quotes. Work shall be installed per the project specifications and include, but not be limited to, all abatement, waterproofing, and interior finishing work.	$28,350.00	1	lump sum	$28,350.00	0.90	$25,515.00	**0.10**	**$2,835.00**	1.00	28,350.00
				Original contract	$237,405.00				**$45,366.00**		$246,997.92
				Change Orders	$28,350.00			**10% hold-back:**	**$4,536.60**		
				New Contract Total	$265,755.00			**Subtotal**	**$40,829.40**		
								G.S.T. (5%):	**$2,041.47**		
								Total:	**$42,870.87**		

Remarks:

Please remit payment to: **Roma Building Restoration Ltd.**
2054 Kingsway Ave, Unit 2
Port Coquitlam, BC V3C 1S5

GST# 104609003 RT0001

Certificate For Payment No. 6

Project: Carlton Park Gardens - 10851-10991 Mortfield Road, Richmond
Exterior Siding Replacement

Project No: 23vR134A

Contractor: Roma Building Restoration Ltd.

CONTRACT ESTIMATES

Original Contract Estimate	$	237,405.00
Total Change Orders to Date	$	28,350.00
Estimated Contract Variations	$	-
Present Estimated Contract Amount (excluding taxes)	**$**	**265,755.00**

STATEMENT OF WORK COMPLETED TO DATE

Total Value of Work Certified to Date (Work Performed to November 30, 2024)	$	246,997.92
Statutory Holdback on Total Value of Work Performed at 10% (excluding taxes)	$	24,699.79
Total Value Previously Certified	$	201,631.92

STATEMENT OF WORK COMPLETED UNDER THIS CERTIFICATE

Current Value of Work Certified	$	45,366.00
Current Holdback (excluding taxes)	$	(4,536.60)
Sub-Total (excluding taxes)	$	40,829.40
Plus Taxes at 5%	$	2,041.47
Total Amount Due to the Contractor (including taxes)	**$**	**42,870.87**

Forty-Two Thousand, Eight Hundred Seventy...87/100 Dollars
Cheque to be made payable to Roma Building Restoration Ltd.

RECORD OF PAYMENT AMOUNTS

CFP NO.	DATE	AMOUNT EXCLUDING TAX	TAX	AMOUNT INCLUDING TAX
1	July 12, 2024	$ 12,883.95	$ 644.20	**$ 13,528.15**
2	August 22, 2024	$ 41,417.21	$ 2,070.86	**$ 43,488.07**
3	September 13, 2024	$ 40,620.78	$ 2,031.04	**$ 42,651.82**
4	October 9, 2024	$ 62,471.56	$ 3,123.58	**$ 65,595.14**
5	November 13, 2024	$ 24,075.22	$ 1,203.76	**$ 25,278.98**
6	December 11, 2024	$ 40,829.40	$ 2,041.47	**$ 42,870.87**
	TOTAL PAYMENT AMOUNTS	**$ 222,298.12**	**$ 11,114.91**	**$ 233,413.03**

RECORD OF CHANGE ORDERS

C.O. NO.	ITEM DESCRIPTION	AMOUNT
CO1		
1.1	Door Replacement	$ 28,350.00
	TOTAL CHANGE ORDERS TO DATE	**$ 28,350.00**

Sense Engineering

Linnaea Cartar

Kieran Bjornson

Linnaea Cartar, EIT
Project Associate (778) 233-3401

Kieran Bjornson, EIT
Project Manager (604) 319-5661

WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CONTRACT AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
1	**General**										
1.1	Access and Mobilization	1	Lump Sum	$20,000.00	$20,000.00	100%	85%	15%	$20,000.00	$17,000.00	$3,000.00
1.2	Site Protection	1	Lump Sum	$7,500.00	$7,500.00	100%	85%	15%	$7,500.00	$6,375.00	$1,125.00
1.3	Protection from Weather	1	Lump Sum	$7,500.00	$7,500.00	100%	85%	15%	$7,500.00	$6,375.00	$1,125.00
2	**Exterior Walls**										
2.1	Demolition	1	Lump Sum	$18,750.00	$18,750.00	100%	100%	0%	$18,750.00	$18,750.00	$0.00
2.2	Framing and Sheathing Repairs	1	Allowance	$30,000.00	$30,000.00	100%	100%	0%	$30,000.00	$30,000.00	$0.00
2.3	New Fibre Cement Siding	1	Lump Sum	$73,750.00	$73,750.00	100%	80%	20%	$73,750.00	$59,000.00	$14,750.00
3	**Windows and Doors**										
3.1	Window and Door Replacement	1	Lump Sum	$67,405.00	$67,405.00	100%	80%	20%	$67,405.00	$53,924.00	$13,481.00
3.2	Window Testing	1	Allowance	$5,000.00	$5,000.00	0%	0%	0%	$0.00	$0.00	$0.00
4	**Miscellaneous Repairs**										
4.2	Modify Existing Fencing	1	Lump Sum	$12,000.00	$12,000.00	100%	10%	90%	$12,000.00	$1,200.00	$10,800.00
4.3	Miscellaneous Repairs	1	Allowance	$20,000.00	$20,000.00	31%	31%	0%	$6,242.92	$6,242.92	$0.00
5	**All Other Items**	1	Lump Sum	$10,000.00	$10,000.00	100%	85%	15%	$10,000.00	$8,500.00	$1,500.00
O1	**Tyvek CommercialWrap Sheathing Paper**	1	Lump Sum	($2,000.00)	($2,000.00)	100%	100%	0%	($2,000.00)	($2,000.00)	$0.00
O2	**Retain Existing Windows and Doors**	1	Lump Sum	($32,500.00)	($32,500.00)	100%	90%	10%	($32,500.00)	($29,250.00)	($3,250.00)
(Part 1) TOTAL WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS									$218,647.92	$176,116.92	$42,531.00

WORK COMPLETED UNDER CHANGE ORDER ITEMS						Quantities			Value		
ITEM NO.	ITEM DESCRIPTION	QUANTITY ESTIMATE	UNIT	UNIT RATE	CHANGE AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
CO1											
1.1	Door Replacement	1	Lump Sum	$28,350.00	$28,350.00	100%	90%	10%	$28,350.00	$25,515.00	$2,835.00
(Part 2) TOTAL WORK COMPLETED UNDER CHANGE ORDER ITEMS									$28,350.00	$25,515.00	$2,835.00
TOTAL WORK COMPLETED (Parts 1 and 2)									$246,997.92	$201,631.92	$45,366.00

BREAKDOWN OF WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		
CFP NO.	ITEM DESCRIPTION	Total Complete to Date
2	Asbestos abatement	$4,500.00
4	Framing and sheathing repairs on the south elevation	$1,742.92
TOTAL WORK COMPLETED UNDER ITEM NO. 4.3 - MISCELLANEOUS REPAIRS		$6,242.92

Statistical Declaration
of Progress Payment Distribution by Contractor

Standard Construction Document
CCDC 9A – 2018

To be made by the Contractor as a condition for either

- [x] second and subsequent progress payments; or
- [ ] release of holdback.

Application for payment number 3 dated August 31, 2024 is the last application for payment for which the Contractor has received payment.

Information Appearing in the Contract Documents

Name of Project

Exterior Wall and Window Replacement @ 10851 Mortfield Road, Richmond BC per signed CCDC

Date of Contract: June 11th, 2024.

Name of Owner

CAPREIT Limited Partnership

Name of Contractor

Roma Building Restoration Limited

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 City of Brampton, ON this 3rd day of December in the year 2024
City/Town and Province

Marcello Battisti
Name

President
Title

Signature

Giuseppe Battisti, a Commissioner, etc.
Province of Ontario,
for Roma Building Restoration Ltd.
Expires October 24, 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.

Assessment Department
Mailing Address
PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

Location
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

Roma Building Restoration LTD.
20 Cadetta Road
BRAMPTON, ON L6P 0X4

October 30, 2024

Person/Business : ROMA BUILDING RESTORATION LIMITED
RBR (BC) - ROMA BUILDING RESTORATION
Account number : 200295372

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 January 27, 2020.

Employer Service Centre
Assessment Department

Clearance Reference # : C135238785
CLRAAA

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