

October 16, 2025



Engineers

Dan Sander
Lionsgate Communities
1155 West Pender Street, Suite 620
Vancouver BC V6E 2P4

Dear Dan Sander,

**RE: Balcony Restoration – Certificate of Completion
Bellevue Tower West
195 21st Street West Vancouver BC**

RJC No. VAN.103256.0016

Read Jones Christoffersen Ltd. (RJC) was on site to complete a final review of the Bellevue Tower West Balcony Restoration on October 7, 2025. Representatives from Read Jones Christoffersen Ltd., Lionsgate Communities, and Alumni Restorations Ltd. were in attendance.

A summary of outstanding and deficient items to be completed by Alumni Restorations Ltd. is prepared based on this review and is attached to this letter. This was used to determine whether the project met the requirements of substantial completion and ready-for-takeover.

As defined in the Builders Lien Act, the work to be done under this contract must be capable of completion at a cost of not more than \$52,404.94 (based on 3% of the first \$500,000, 2% of the next \$500,000 and 1% of the remaining contract value). Based on observations made during review of the site on October 7, 2025, RJC is of the opinion that the work for the above noted project is complete as defined in the Builders Lien Act, Section 1 (2). The cost to complete the above work and outstanding items from previous deficiency lists is less than \$52,404.94. The Certificate of Completion is attached. A copy of this certificate has been posted on the site.

We request remittance of the warranties no later than 30 days following issuance of the Certificate of Completion. Upon completion of the above outstanding items please notify RJC to review and evaluate acceptance. The holdback period expires on December 1, 2025, at which time the lien holdback monies are to be released.

Balcony Restoration – Certificate of Completion
Bellevue Tower West
195 21st Street West Vancouver BC



This concludes our comments. Should you have any questions or concerns regarding the above information, please contact the undersigned.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Prepared by:

Reviewed by:

A handwritten signature in black ink, appearing to be 'Ilona Cervantes', written over a horizontal line.

Benjamin Geertz, EIT
Design Engineer

Ilona Cervantes, B.A.Sc., MEng, P.Eng., LEED® AP
Project Engineer

BWG/jpy

Encl. Certificate of Completion
Deficiency List



Creative Thinking
Practical Results

Certificate of Completion

This is to Certify that the Work under the contract dated **September 20, 2024** in relation to the following services or materials was complete as of **October 7, 2025** in accordance with the definitions and requirements of the Builders' Lien Act of British Columbia (1997).

Bellevue Tower West - Balcony Restoration
195 21st Street West Vancouver BC

Owner: **Lionsgate Communities**
1155 West Pender Street, Suite 620
Vancouver BC V6E 2P4

Head Contractor: **Alumni Restorations Ltd.**
4923 Marine Drive
West Vancouver BC V7W 2P5

Consultant/Payment Certifier: **Read Jones Christoffersen Ltd.**
1285 West Broadway, Suite 300
Vancouver BC V6H 3X8

Per: READ JONES CHRISTOFFERSEN LTD.

Ilona Cervantes, P.Eng.
Project Engineer

October 7, 2025
Certificate Date

Distribution:

Owner Head Contractor Site Other (specify) _____

RJC No. VAN.103256.0016

Note: Certificate is to remain posted until the holdback period expires on: **December 1, 2025**




DEFICIENCY LIST

The deficiencies/incomplete items noted in the table below are based on Field Review Reports performed by Read Jones Christoffersen Ltd. (RJC), as well as email correspondence to **October 07, 2025**. Alumni Restorations Ltd. (ALU) is to address these deficiencies and provide photos for RJC review or provide access for RJC to review conditions on site upon request.





This deficiency list is prepared to identify corrective/incomplete work apparent to RJC during field reviews and constitutes written instruction to bring the Work into conformity with the Contract Documents at no extra cost to Lionsgate Communities (LGC). Additionally, this list includes concerns raised by Lionsgate Communities regarding site conditions throughout the project. Alumni Restorations Ltd. is to review items as required and discuss appropriate action with the project team.

This shall not be construed as a complete list nor shall it relieve the Contractor from responsibility for the proper performance of the Work in accordance with the Contract Documents.





Italicized grey text indicates that deficiency was identified during a previous review.

DEFICIENCY LIST					
No.	Deficiency Reported Date MM/DD/YY	Location and Deficiency Description	Required Action	Date Completed MM/DD/YY	Photo
1	10/07/25	East elevation – missing conduit flashing.	Contractor to install conduit flashing to match adjacent conduit.	N/A	
2	10/07/25	South elevation – displaced guardrail gaskets.	Contractor to restore gasket positions per reviewed shop drawings.	N/A	N/A





DEFICIENCY LIST					
No.	Deficiency Reported Date MM/DD/YY	Location and Deficiency Description	Required Action	Date Completed MM/DD/YY	Photo
3	10/07/25	Guardrail gasket at unit 1405 has been displaced.	Contractor to restore gasket positions per reviewed shop drawings.	N/A	
4	10/07/25	Dust/ construction related debris is evident at a number of locations on site.	Contractor to clean the area of work at the site to the Owner's satisfaction.	N/A	N/A
5	10/07/25	West plaza – cracked paver.	Contractor to replace damaged paver.	N/A	
6	10/07/25	Sections of the building on the west and east elevations have not been painted.	Contractor to perform painting per contract documents.	N/A	
7	10/07/25	Ground floor – damaged concrete and paint at curbs.	Contractor to perform concrete repair and painting to restore damaged curbs to pre-construction condition.	N/A	



DEFICIENCY LIST					
No.	Deficiency Reported Date MM/DD/YY	Location and Deficiency Description	Required Action	Date Completed MM/DD/YY	Photo
8	10/07/25	Sealant is missing at sections of a joint on the east elevation.	Contractor to install sealant in conformance with contract documents.	N/A	
9	10/07/25	Garbage enclosure on the west elevation has not been reinstated.	Contractor to reinstate the garbage enclosure to its pre-construction condition and move the bins from east elevation to the location determined by the Owner.	N/A	
10	10/07/25	Ground floor – bent or damaged flashing.	Contractor to replace bent or damaged flashing.	N/A	
11	10/07/25	Drop 8 – missing bolt caps.	Contractor to install bolt caps to match the locations previously reviewed by RJC.	N/A	



DEFICIENCY LIST					
No.	Deficiency Reported Date MM/DD/YY	Location and Deficiency Description	Required Action	Date Completed MM/DD/YY	Photo
12	10/07/25	Ground floor – unpainted pipes.	Contractor to paint the pipe to match adjacent wall.	N/A	
13	10/07/25	Roof – displaced gravel and uncovered filter fabric.	Contractor to re-distribute gravel ballast to provide uniform coverage over the filter fabric.	N/A	
14	10/07/25	Construction materials and equipment are stored on site at multiple locations.	Contractor to remove temporary equipment and construction materials from the site and clean the areas to Owner's satisfaction.	N/A	N/A
15	10/07/25	Warranty and close-out document including the Maintenance and Renewal Manual are to be provided.	Contractor to provide the required warranties and close-out documents including the Maintenance and Renewal Manual per Section 01 78 23 of the specifications with information included for divisions 02 – 07.	N/A	N/A



DEFICIENCY LIST					
No.	Deficiency Reported Date MM/DD/YY	Location and Deficiency Description	Required Action	Date Completed MM/DD/YY	Photo
16	10/07/25	Onsite supplies for future repairs to be provided per Owner's request.	Contractor to leave one paint can of each colour onsite for future touch-ups. Contractor to leave 100 guardrail baseplate caps onsite.	N/A	N/A
17	10/07/25	Close-out documents for guardrails.	Contractor to provide letter of assurance for the guardrail assemblies (Schedule S-B and S-C).	N/A	N/A