



2024-05-9

Wesley Place Ltd.
c/o Realstar Management Limited
2000-77 Bloor Street West
Toronto ON M5S 1M2

Attention: Keith Milne, Vice President - Construction & Property Standards

Dear Keith:

**Subject: Wesley Place – 1022 Nelson Street, Vancouver, BC
Project Description – Certificate for Payment No. 03**

Please find enclosed the following documentation:

- Our Certificate for Payment No. 03 with a Breakdown of Work Completed;
- A copy of JFR's application, including Invoice No. 20821, dated April 25, 2024 (received May 1, 2024);
- A copy of the Statutory Declaration by the Contractor on an original copyright sealed from CCDC 9A-2018. You should review the Statutory Declaration to check that it compares with your payment history. Note: Certificates for Payment are processed digitally and, as such, we have not received a hard copy of the Statutory Declaration. Please advise if you require a hard copy and we can request the Contractor to mail to your attention; and
- A copy of their WorkSafe Clearance BC Certificate.

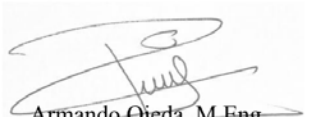
There is a \$0.01 discrepancy between our certificate of payment and the Contractor's invoice. This is due to rounding and formula differences. We recommend paying the amount certified in our breakdown. Based on our experience, the difference in values will be resolved upon final invoicing.

Our Certificate is based on periodic review, which indicates the work covered by the Certificate has been performed in general accordance with the Contract Documents. Payment to the Contractor should only be made if no liens have been registered against the property.


The statutory holdback amount has been deducted from the certified amount in accordance with the Provincial Lien Act

If the enclosed is in order, please forward payment directly to the Contractor.

Yours sincerely,



Armando Ojeda, M.Eng
Building Sciences Consultant



Ravinder Hans, B.Arch.Sc., ASCT, PMP
Senior Project Manager

Suite 1000
840 Howe Street
Vancouver, BC, Canada V6Z 2M1

T: +1 604 685-9381
F: +1 604 683-8655
wsp.com

Encl. Certificate for Payment Breakdown
JFR Concrete Repair and Waterproofing Ltd. Invoice No. 20821
Dist: Keith Milne - keith.milne@realstar.ca
Accounts Payable - ap@realstar.ca

WSP Ref.: CA0004912.2070

Certificate for Payment No. 3

Project:	The Wesley - 1022 Nelson Street, Vancouver BC Localized Garage Repairs	Project No.:	CA0004912.2070 WesleyPlace-CFP03- Breakdown.xlsm
Owner:	Wesley Place Ltd. Realstar Management	Reference:	
Contractor:	JFR Concrete Repair & Waterproofing Ltd.	Date:	May 9, 2024

This Certificate is based upon our periodic site reviews for this Project. This Certificate is not negotiable. Its issue, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their Contract. No payment made by the Owner under this Contract or partial or entire use or occupancy of the Work by the Owner shall constitute acceptance of work or products which are not in accordance with the requirements of the Contract Documents. All certificates issued by the Consultant shall be to the best of their knowledge, information and belief. By issuing any certificate, the Consultant does not guarantee the correctness or completeness of the Work. The amount certified is payable only to the Contractor and may be subject by law to reduction by the amount of any lien for which the Owner has received notices or other legitimate costs incurred by the Owner of which we are not aware. We request notification of any such reduction, but are not responsible for payment of the Certificate or the knowledge thereof.

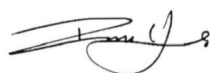
CONTRACT ESTIMATES

Original Contract Estimate	\$	154,220.00
Total Change Orders to Date	\$	(38,812.00)
Estimated Contract Variations	\$	(15,596.35)
Present Estimated Contract Amount (excluding taxes)	\$	99,811.65

STATEMENT OF WORK COMPLETED

Total Value of Work Performed to April 25, 2024	\$	99,811.65
Statutory Holdback on Total Value of Work Performed @ 10%	\$	9,981.17
Current Holdback	\$	9,981.17
Total Certified	\$	89,830.48
Less Previous Total Certified	\$	(60,882.75)
Total Amount Covered by this Certificate (pre-tax)	\$	28,947.73
Plus taxes @ 5%	\$	1,447.39
Total Amount Covered by this Certificate (including tax)	\$	30,395.12

Thirty Thousand Three Hundred Ninety Five Dollars and Twelve Cents
Cheque to be made payable to JFR Concrete Repair & Waterproofing Ltd.



WSP Canada Inc.
Ravinder Hans, B.Arch.Sc., ASCT, PMP
Senior Project Manager

Breakdown of Work for Certificate for Payment No. 3

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Project: The Wesley - 1022 Nelson Street, Vancouver BC
Localized Garage Repairs

Project No.: CA0004912.2070

Contractor: JFR Concrete Repair & Waterproofing Ltd.

Date: May 9, 2024

WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS						Quantities			Dollars		
ITEM NO.	ITEM DESCRIPTION	ORIGINAL QUANTITY ESTIMATE	UNIT	UNIT RATE	CONTRACT AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
A	General										
a1	Access and protection	1	LS	\$5,000.00	\$5,000.00	100%	85%	15%	\$5,000.00	\$4,250.00	\$750.00
B	Concrete Repair										
b1	Topside concrete repair	15	SM	\$1,100.00	\$16,500.00	15	15	0	\$16,500.00	\$16,500.00	\$0.00
b2	Soffit concrete repairs	10	Sm	\$2,200.00	\$22,000.00	10	10	0	\$22,000.00	\$22,000.00	\$0.00
b3	Slab-edge concrete repairs	5	m	\$495.00	\$2,475.00	5	5	0	\$2,475.00	\$2,475.00	\$0.00
b4	Rout and seal cracks	50	m	\$92.40	\$4,620.00	50	50	0	\$4,620.00	\$4,620.00	\$0.00
b5	Foundation wall crack injection	25	m	\$413.00	\$10,325.00	25	25	0	\$10,325.00	\$10,325.00	\$0.00
C	Elastomeric Waterproofing										
c1	Localized replacement of waterproofing membrane	150	SM	\$165.00	\$24,750.00	150	150	0	\$24,667.50	\$24,667.50	\$0.00
c2	Wear-course overlay (within turn radii)	1	LS	\$48,000.00	\$48,000.00	100%	85%	15%	\$48,000.00	\$40,800.00	\$7,200.00
D	Miscellaneous										
d1	Membrane mock-up and testing	1	LS	\$1,500.00	\$1,500.00	69%	0	1	\$1,034.15	\$0.00	\$1,034.15
d2	Replace traffic markings	1	LS	\$4,000.00	\$4,000.00	100%	0	1	\$4,000.00	\$0.00	\$4,000.00
D3	Contingency Allowance	1	Allowance	\$10,000.00	\$10,000.00	100%	1	0	\$10,000.00	\$10,000.00	\$0.00
E	Bonding	1	LS	\$2,200.00	\$2,200.00	0%	0	0	\$0.00	\$0.00	\$0.00
F	All Others	1	LS	\$2,850.00	\$2,850.00	100%	0	1	\$2,850.00	\$0.00	\$2,850.00
(1) TOTAL WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS									\$151,471.65	\$135,637.50	\$15,834.15

Breakdown of Work for Certificate for Payment No. 3

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Project: The Wesley - 1022 Nelson Street, Vancouver BC
Localized Garage Repairs

Project No.:

CA0004912.2070

Contractor: JFR Concrete Repair & Waterproofing Ltd.

Date:

May 9, 2024

WORK COMPLETED UNDER CHANGE ORDER ITEMS						Quantities			Dollars		
ITEM NO.	ITEM DESCRIPTION	ORIGINAL QUANTITY ESTIMATE	UNIT	UNIT RATE	CHANGE AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
CO-1.1	Resurface wear course in Parking Stalls 61 & 61	1	LS	\$3,500.00	\$3,500.00	100%	100%	0%	\$3,500.00	\$3,500.00	\$0.00
CO-1.2	P1 Level Water Room New Waterproofing Membrane										
a	P1 Level Water Room - Topside concrete repairs	5	sm	\$1,100.00	\$5,500.00	0	0	0	\$0.00	\$0.00	\$0.00
b	P1 Level Water Room - Rout and seal repairs	10	sm	\$92.40	\$924.00	0	0	0	\$0.00	\$0.00	\$0.00
c	P1 Level Water Room - New waterproofing system	1	LS	\$7,500.00	\$7,500.00	100%	100%	0%	\$7,500.00	\$7,500.00	\$0.00
1.3	P2 Level Storage Room New Waterproofing Membrane										
a	P2 Level Storage Room - Topside concrete repairs	5	sm	\$1,100.00	\$5,500.00	0	0	0	\$0.00	\$0.00	\$0.00
b	P2 Level Storage Room - Rout and seal repairs	10	m	\$92.40	\$924.00	0	0	0	\$0.00	\$0.00	\$0.00
c	P2 Level Storage Room - New waterproofing system	1	LS	\$7,500.00	\$7,500.00	100%	100%	0%	\$7,500.00	\$7,500.00	\$0.00
CO-1.4	P1 Level Water Room - Crack Injection Waterproofing	1	LS	\$6,750.00	\$6,750.00	100%	0%	100%	\$6,750.00	\$0.00	\$6,750.00
CO-1.5	P1 Level Water Room - Pipe Penetration Repairs	1	LS	\$5,630.00	\$5,630.00	100%	0%	100%	\$5,630.00	\$0.00	\$5,630.00
CO-1.6	Remove Unused Quantities										
a	Topside Concrete Repair	-13	sm	\$1,100.00	-\$14,300.00	-13	-13	0	(\$14,300.00)	(\$14,300.00)	\$0.00
b	Soffit Concrete Repair	-10	sm	\$2,200.00	-\$22,000.00	-10	-10	0	(\$22,000.00)	(\$22,000.00)	\$0.00
c	Slab-Edge Concrete Repairs	-2	m	\$495.00	-\$990.00	-2	-2	0	(\$990.00)	(\$990.00)	\$0.00
d	Rout and Seal Cracks	-50	m	\$92.40	-\$4,620.00	-50	-50	0	(\$4,620.00)	(\$4,620.00)	\$0.00
e	Foundation Wall Crack Injection	-25	m	\$413.00	-\$10,325.00	-25	-25	0	(\$10,325.00)	(\$10,325.00)	\$0.00
f	Localized Replacement of Waterproofing Membrane	-147	sm	\$165.00	-\$24,255.00	-147	-147	0	(\$24,255.00)	(\$24,255.00)	\$0.00
g	Contingency Allowance for Miscellaneous Repairs	-\$1	Allowance	\$10,000.00	-\$10,000.00	-100%	-100%	0%	(\$10,000.00)	(\$10,000.00)	\$0.00
CO-2.0	Additional Scaffolding: Cost to install temporary scaffolding to complete the P1 Level - Water Room Crack Injection Waterproofing Repairs.	1	LS	\$3,950.00	\$3,950.00	100.00%		100.00%	\$3,950.00		\$3,950.00
(2) TOTAL WORK COMPLETED UNDER CHANGE ORDER ITEMS									(\$51,660.00)	(\$67,990.00)	\$16,330.00
TOTAL WORK COMPLETED (Sections 1 and 2)									\$99,811.65	\$67,647.50	\$32,164.15

WORK COMPLETED UNDER CONTINGENCY		Dollars		
ITEM NO.	ITEM DESCRIPTION	Total Complete to Date	Previously Certified	Current Certificate
D3 - CONTINGENCY				
	Removal of unused allowance	\$10,000.00	\$10,000.00	\$0.00
TOTAL WORK COMPLETED UNDER CONTINGENCY		\$10,000.00	\$10,000.00	\$0.00

Project: The Wesley - 1022 Nelson Street, Vancouver BC
Localized Garage Repairs

Project No.: CA0004912.2070

Contractor: JFR Concrete Repair & Waterproofing Ltd.

Date: May 9, 2024

RECORD OF CHANGE ORDERS AUTHORIZED		
C.O. NO.	ITEM DESCRIPTION	AMOUNT
CO-01	Additional repairs and credits	\$ (42,762.00)
CO-02	Additional Scaffolding	\$ 3,950.00
TOTAL CHANGE ORDERS TO DATE		\$ (38,812.00)

RECORD OF AMOUNTS CERTIFIED TO DATE				
CFP NO.	DATE	AMOUNT EXCLUDING TAX	TAX	AMOUNT INCLUDING TAX
CFP01	February 15, 2024	\$ 23,175.00	\$ 1,158.75	\$ 24,333.75
CFP02	March 26, 2024	\$ 37,707.75	\$ 1,885.39	\$ 39,593.14
CFP03	May 9, 2024	\$ 28,947.73	\$ 1,447.39	\$ 30,395.12
TOTAL AMOUNT CERTIFIED TO DATE		\$ 89,830.48	\$ 4,491.53	\$ 94,322.01



CONCRETE REPAIR AND WATERPROOFING LTD.

PO Box 52259, Lynnmour (604) 985-7694
North Vancouver, British Columbia V7J 3V5 (604) 985-0806
Canada

Project:

Wesley Place Ltd.
1022 Nelson Street
Vancouver, BC

Invoice No.: 20821

Date: Apr 25, 2024

Billed to:

Wesley Place Ltd.
c/o Realstar Management Limited
2000 - 77 Bloor Street West
Toronto, ON M5S 1M2

Description	Tax	Amount
Progress Claim No 3	G	32,164.15
Less 10% Holdback	G	-3,216.41
G - GST 5%, PST 0%		
g		1,447.39
GST# 899858203 RT0001		
Terms: Due upon receipt. JFR is striving to go paperless; we appreciate payments by EFT,		
Total Amount		30,395.13

SOV - The Wesley Localized Garage Repairs										25-Apr
Description	Value	Estimated Quantity	Unit Rate	UOM	Completed	Previously Invoiced	Cumulative Billing	Gross Billing	Holdback	Net Billing (Gross less Holdback)
General								-	-	-
Access and Protection	5,000.00	1.00	5,000.00	Lump Sum	100%	4,250.00	5,000.00	750.00	75.00	675.00
Concrete Repair										
Topside Concrete Repair	16,500.00	15.00	1,100.00	m2	15.00	16,500.00	16,500.00	-	-	-
Soffit Concrete Repairs	22,000.00	10.00	2,200.00	m2	10.00	22,000.00	22,000.00	-	-	-
Slab-Edge Concrete Repairs	2,475.00	5.00	495.00	m	5.00	2,475.00	2,475.00	-	-	-
Rout and Seal Cracks	4,620.00	50.00	92.40	m	50.00	4,620.00	4,620.00	-	-	-
Foundation Wall Crack Injection	10,325.00	25.00	413.00	m	25.00	10,325.00	10,325.00	-	-	-
Elastomeric Waterproofing										
Localized Replacement of WaterproofingMembrane System	24,750.00	150.00	165.00	m2	149.50	24,667.50	24,667.50	-	-	-
Wear-Course Overlay	48,000.00	1.00	48,000.00	Lump Sum	100%	40,800.00	48,000.00	7,200.00	720.00	6,480.00
Miscellaneous	-									
Membrane Mock-up and Testing	1,500.00	1.00	1,500.00	Lump Sum	69%	-	1,034.15	1,034.15	103.41	930.73
Replace Traffic Markings	4,000.00	1.00	4,000.00	Lump Sum	100%	-	4,000.00	4,000.00	400.00	3,600.00
Contingency Allowance For Miscellaneous Repairs	10,000.00	1.00	10,000.00	Allowance	100%	10,000.00	10,000.00	-	-	-
Bonding (Optional - May be Deleted)	2,200.00	1.00	2,200.00	Lump Sum		-	-	-	-	-
All Other Items	2,850.00	1.00	2,850.00	Lump Sum	100%	-	2,850.00	2,850.00	285.00	2,565.00
Base Contract Amount	154,220.00					135,637.50	151,471.65	15,834.15	1,583.41	14,250.73
Change Orders										
CO 1 - Resurface wear course in Parking Stalls 61 & 61	3,500.00	1.00	3,500.00	Lump Sum	100%	3,500.00	3,500.00	-	-	-
CO 1 - P1 Level Water Room - Topside concrete repairs	5,500.00	5.00	1,100.00	m2		-	-	-	-	-
CO 1 - P1 Level Water Room - Rout and seal repairs	924.00	10.00	92.40	m		-	-	-	-	-
CO 1 - P1 Level Water Room - New waterproofing system	7,500.00	1.00	7,500.00	Lump Sum	100%	7,500.00	7,500.00	-	-	-
CO 1 - P2 Level Storage Room - Topside concrete repairs	5,500.00	5.00	1,100.00	m2		-	-	-	-	-
CO 1 - P2 Level Storage Room - Rout and seal repairs	924.00	10.00	92.40	m		-	-	-	-	-
CO 1 - P2 Level Storage Room - New waterproofing system	7,500.00	1.00	7,500.00	Lump Sum	100%	7,500.00	7,500.00	-	-	-
CO 1 - P1 Level Water Room - Crack Injection Waterproofing Along Soffit-to-Foundation Wall Joint. Clean and prepare joint for injection waterproofing. Repairs to be completed as per project specifications section 03 01 30.01 Injection Waterproofing.	6,750.00	1.00	6,750.00	Lump Sum	100%	-	6,750.00	6,750.00	675.00	6,075.00
CO 1 - P1 Level Water Room - Pipe Penetration Repairs. Remove loose or deteriorated material around existing deteriorated pipe penetrations. Install Kryton Krystol Waterstop System in accordance with manufacturer's written specifications.	5,630.00	1.00	5,630.00	Lump Sum	100%	-	5,630.00	5,630.00	563.00	5,067.00
CO 1 - Topside Concrete Repair	(14,300.00)	(13.00)	1,100.00	m2	(13.00)	(14,300.00)	(14,300.00)	-	-	-
CO 1 - Soffit Concrete Repair	(22,000.00)	(10.00)	2,200.00	m2	(10.00)	(22,000.00)	(22,000.00)	-	-	-
CO 1 - Slab-Edge Concrete Repairs	(990.00)	(2.00)	495.00	m2	(2.00)	(990.00)	(990.00)	-	-	-
CO 1 - Rout and Seal Cracks	(4,620.00)	(50.00)	92.40	m	(50.00)	(4,620.00)	(4,620.00)	-	-	-
CO 1 - Foundation Wall Crack Injection	(10,325.00)	(25.00)	413.00	m	(25.00)	(10,325.00)	(10,325.00)	-	-	-
CO 1 - Localized Replacement of Waterproofing Membrane	(24,255.00)	(147.00)	165.00	m	(147.00)	(24,255.00)	(24,255.00)	-	-	-
CO 1 - Contingency Allowance for Miscellaneous Repairs	(10,000.00)	(1.00)	10,000.00	Allowance	-100%	(10,000.00)	(10,000.00)	-	-	-
CO 2 - Additional Scaffolding: Cost to install temporary scaffolding to complete the P1 Level - Water Room Crack Injection Waterproofing Repairs.	3,950.00	1.00	3,950.00	Lump Sum	100%		3,950.00	3,950.00	395.00	3,555.00
	-						-	-	-	-
Total Change Orders	(38,812.00)					(67,990.00)	(51,660.00)	16,330.00	1,633.00	14,697.00
Grand Totals (Base, Unit, & Change Orders)	115,408.00					67,647.50	99,811.65	32,164.15	3,216.41	28,947.74



CONCRETE REPAIR AND WATERPROOFING LTD.
PO Box 52259 Lynnmour, North Vancouver, BC, V7J 3V5
Phone: (604) 985-7694 Fax: (604) 985-0806

Labour, Materials & Equipment Worksheet

Project:	The Wesley - Localized Garage Repairs	Date (MMDDYYYY):	April 17, 2024
Client:	Realstar Management Limited	Location:	1022 Nelson Street, Vancouver BC
Description:	Repairs to damaged membrane		

Labour

	Name	Reg Hours	OT1 Hours	OT2 Hours	Hourly Rate	Reg \$	OT1 \$	OT2 \$	Total
Supervisor:						-	-	-	-
Technician:	Shane	8.00			80.00	640.00	-	-	640.00
Technician:						-	-	-	-
Technician:						-	-	-	-
Labourer:						-	-	-	-
Labourer:						-	-	-	-
Labourer:						-	-	-	-
Labourer:						-	-	-	-
Total		8.00	-	-		640.00	-	-	\$ 640.00

Materials

Description	Quantity	Unit Price	Total
Masterseal P255	0.50	360.94	180.47
Masterseal P275	0.50	427.35	213.68
			-
			-
			-
			-
			-
Total			\$ 394.15

Equipment

Description	Quantity (T)	Price	Total
			-
			-
			-
			-
			-
Total			\$ -

Subtotal Invoice	\$ 1,034.15
GST	\$ 51.71
Total Invoice	\$ 1,085.85

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

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

Application for payment number 2
dated Feb 29, 2024 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project

The Wesley - Localized Garage Repairs

Date of Contract: November 23, 2023

Name of Owner

Wesley Place c/o Realstar Management Limited

Name of Contractor

JFR Concrete Repair & Waterproofing Ltd.

Declaration

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

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

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

Declared before me in Vancouver, BC this 22nd day of April in the year 2024
City/Town and Province

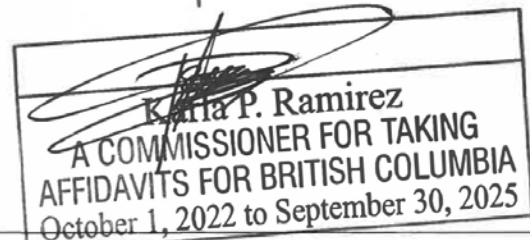
Sharni Chana

Name

Controller

Title

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.

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

CCDC
9
2018

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

CCDC Copyright 2018
Canadian Construction Documents Committee

**Assessment Department Location****Mailing Address**

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

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

Clearance Section

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

JFR Concrete Repair & Waterproofing Ltd.
356 Harbour Ave.
NORTH VANCOUVER, BC V7J 2E9

April 23, 2024

Person/Business : JFR CONCRETE REPAIR AND WATERPROOFING LTD
Account number : 695233

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 July 01, 2024.

This firm has had continuous coverage with us since January 28, 2003.

Employer Service Centre
Assessment Department

Clearance Reference # : C134780728
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.

Account Name

WESLEY PLACE

From Account

001126911005

Account Name

WESLEY PLACE

Account #

001126911005

Cheque #

2785

Cheque Amount

40,875.35

Currency

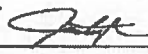

CAD

Paid Date

19/06/2024

Memo

20240619-7500532874-0

REALSTAR APARTMENT PARTNERSHIP 4 WESLEY PLACE	G.I.B.C. YONGE AND ST. CLAIR 1 ST. CLAIR AVENUE WEST TORONTO ONTARIO M4Y 1K7	2785 06 03 2024 DATE MM DD YYYY
**** FORTY THOUSAND EIGHT HUNDRED SEVENTY FIVE AND 35/100 DOLLARS		
TO THE ORDER OF		
JTR CONCRETE REPAIR & WATERPROOFING LTD. PO BOX 52259 LYNNMOUR VANCOUVER, BC V7J 3V5		
PER: 		
PER: 		
P002785* 0001126911005 69-110051*		

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 02880-003
Account Number: 1040146
Date (YYYYMMDD): 20240619
Item Sequence Number: 9638470908
MDC ATMD: 3401
Envelope 4-407

Endorsement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

SECURITY FEATURES

This product contains the following security features:
• **Watermark** - Visible when held to the light. Made up of a light watermark in the paper.
• **Colorful fibres** - Coloured fibres in the paper only visible under a black light.
• **Chemical resistance** - Resistant to chemicals and fire.
• **Microprint** - A repeating pattern of tiny letters and numbers.
• **Security thread** - A continuous thread woven into the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce produit contient les caractéristiques de sécurité suivantes:
• **Marquage** - Visible lorsqu'on le tient à la lumière.
• **Fibres colorées** - Fibres colorées dans le papier, visibles uniquement sous une lumière noire.
• **Résistance chimique** - Résistant aux produits chimiques et au feu.
• **Microimpression** - Un motif répétitif de petites lettres et chiffres.
• **Fil de sécurité** - Un fil continu tissé dans le papier.

Payment Detail

Bank=wes102 AND Check#=2785 AND mm/yy=01/2016-12/2024 AND All Checks=Yes AND Include
Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2785 (wes102) - JFR CONCRETE REPAIR & WATERPROOFING LTD. (jfrco00) - 06/03/2...				
9205	P-3638252	wesley	2,703.75	92050000 - Garage
9205	P-3644252	wesley	4,399.24	92050000 - Garage
9205	P-3655787	wesley	30,395.13	92050000 - Garage
9205	P-3655788	wesley	3,377.23	92050000 - Garage
Total 2785 (wes102) - JFR CONCRETE REPAIR & WATERPROOFING LTD. (jfrco00) - 0...			40,875.35	
			40,875.35	



2024-05-09

Wesley Place Ltd.
c/o Realstar Management Limited
2000-77 Bloor Street West
Toronto ON M5S 1M2

Attention: Keith Milne, Vice President - Construction & Property Standards

Dear Keith:

Subject: Wesley Place – 1022 Nelson Street, Vancouver, BC
Project Description – Certificate for Payment No. 04 (For Release of Holdback)

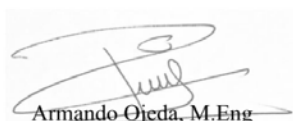
Please find enclosed the following documentation:

- Our Certificate for Payment No. 04 with a Breakdown of Work Completed;
- A copy of JFR's application, including Invoice No. 20822, dated April 25, 2024 (received May 1, 2024);
- A copy of the Statutory Declaration by the Contractor on an original copyright sealed from CCDC 9A-2018. You should review the Statutory Declaration to check that it compares with your payment history. Note: Certificates for Payment are processed digitally and, as such, we have not received a hard copy of the Statutory Declaration. Please advise if you require a hard copy and we can request the Contractor to mail to your attention; and
- A copy of their WorkSafe Clearance BC Certificate.

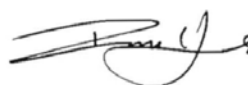
Our Certificate is based on periodic review, which indicates the work covered by the Certificate has been performed in general accordance with the Contract Documents. Payment to the Contractor should only be made if no liens have been registered against the property.

If the enclosed is in order, please forward payment directly to the Contractor.

Yours sincerely,



Armando Ojeda, M.Eng
Building Sciences Consultant



Ravinder Hans, B.Arch.Sc., ASCT, PMP
Senior Project Manager

Encl. Certificate for Payment Breakdown
JFR Concrete Repair and Waterproofing Ltd. Invoice No. 20822

Dist: Keith Milne - keith.milne@realstar.ca
Accounts Payable - ap@realstar.ca

WSP Ref.: CA0004912.2070

Suite 1000
840 Howe Street
Vancouver, BC, Canada V6Z 2M1

T: +1 604 685-9381
F: +1 604 683-8655
wsp.com

WSP Canada Inc.

**Certificate for Payment No. 4
For Release of Holdback**

Project:	The Wesley - 1022 Nelson Street, Vancouver BC Localized Garage Repairs	Project No.:	CA0004912.2070 WesleyPlace-CFP04-RoH- Breakdown.xlsm
Owner:	Wesley Place Ltd. Realstar Management	Reference:	
Contractor:	JFR Concrete Repair & Waterproofing Ltd.	Date:	May 9, 2024

This Certificate is based upon our periodic site reviews for this Project. This Certificate is not negotiable. Its issue, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their Contract. No payment made by the Owner under this Contract or partial or entire use or occupancy of the Work by the Owner shall constitute acceptance of work or products which are not in accordance with the requirements of the Contract Documents. All certificates issued by the Consultant shall be to the best of their knowledge, information and belief. By issuing any certificate, the Consultant does not guarantee the correctness or completeness of the Work. The amount certified is payable only to the Contractor and may be subject by law to reduction by the amount of any lien for which the Owner has received notices or other legitimate costs incurred by the Owner of which we are not aware. We request notification of any such reduction, but are not responsible for payment of the Certificate or the knowledge thereof.

CONTRACT ESTIMATES

Original Contract Estimate	\$	154,220.00
Total Change Orders to Date	\$	(38,812.00)
Estimated Contract Variations	\$	(15,596.35)
Present Estimated Contract Amount (excluding taxes)		\$ 99,811.65

STATEMENT OF WORK COMPLETED

Total Value of Work Performed to April 25, 2024	\$	99,811.65
Statutory Holdback on Total Value of Work Performed @ 10%	\$	9,981.17
Less Holdback Released	-\$	9,981.17
Current Holdback	\$	-
Total Certified	\$	99,811.65
Less Previous Total Certified	\$	(89,830.48)
Total Amount Covered by this Certificate (pre-tax)	\$	9,981.17
Plus taxes @ 5%	\$	499.06
Total Amount Covered by this Certificate (including tax)	\$	10,480.23

Ten Thousand Four Hundred Eighty Dollars and Twenty Three Cents

PAYMENT DUE (June 21, 2024) PROVIDING NO LIENS REGISTERED AGAINST PROPERTY

Cheque to be made payable to JFR Concrete Repair & Waterproofing Ltd.



WSP Canada Inc.
Ravinder Hans, B.Arch.Sc., ASCT, PMP
Senior Project Manager

Project: The Wesley - 1022 Nelson Street, Vancouver BC
Localized Garage Repairs

Project No.: CA0004912.2070

Contractor: JFR Concrete Repair & Waterproofing Ltd.

Date: May 9, 2024

WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS						Quantities			Dollars		
ITEM NO.	ITEM DESCRIPTION	ORIGINAL QUANTITY ESTIMATE	UNIT	UNIT RATE	CONTRACT AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
A	General										
a1	Access and protection	1	LS	\$5,000.00	\$5,000.00	100%	100%	0%	\$5,000.00	\$5,000.00	\$0.00
B	Concrete Repair										
b1	Topside concrete repair	15	SM	\$1,100.00	\$16,500.00	15	15	0	\$16,500.00	\$16,500.00	\$0.00
b2	Soffit concrete repairs	10	Sm	\$2,200.00	\$22,000.00	10	10	0	\$22,000.00	\$22,000.00	\$0.00
b3	Slab-edge concrete repairs	5	m	\$495.00	\$2,475.00	5	5	0	\$2,475.00	\$2,475.00	\$0.00
b4	Rout and seal cracks	50	m	\$92.40	\$4,620.00	50	50	0	\$4,620.00	\$4,620.00	\$0.00
b5	Foundation wall crack injection	25	m	\$413.00	\$10,325.00	25	25	0	\$10,325.00	\$10,325.00	\$0.00
C	Elastomeric Waterproofing										
c1	Localized replacement of waterproofing membrane	150	SM	\$165.00	\$24,750.00	150	150	0	\$24,667.50	\$24,667.50	\$0.00
c2	Wear-course overlay (within turn radii)	1	LS	\$48,000.00	\$48,000.00	100%	100%	0%	\$48,000.00	\$48,000.00	\$0.00
D	Miscellaneous										
d1	Membrane mock-up and testing	1	LS	\$1,500.00	\$1,500.00	69%	1	0	\$1,034.15	\$1,034.15	\$0.00
d2	Replace traffic markings	1	LS	\$4,000.00	\$4,000.00	100%	1	0	\$4,000.00	\$4,000.00	\$0.00
D3	Contingency Allowance	1	Allowance	\$10,000.00	\$10,000.00	100%	1	0	\$10,000.00	\$10,000.00	\$0.00
E	Bonding	1	LS	\$2,200.00	\$2,200.00	0%	0	0	\$0.00	\$0.00	\$0.00
F	All Others	1	LS	\$2,850.00	\$2,850.00	100%	1	0	\$2,850.00	\$2,850.00	\$0.00
(1) TOTAL WORK COMPLETED UNDER ORIGINAL CONTRACT ITEMS									\$151,471.65	\$151,471.65	\$0.00

WORK COMPLETED UNDER CHANGE ORDER ITEMS						Quantities			Dollars		
ITEM NO.	ITEM DESCRIPTION	ORIGINAL QUANTITY ESTIMATE	UNIT	UNIT RATE	CHANGE AMOUNT	Total Complete to Date	Previously Certified	Current Certificate	Total Complete to Date	Previously Certified	Current Certificate
CO-1.1	Resurface wear course in Parking Stalls 61 & 61	1	LS	\$3,500.00	\$3,500.00	100%	100%	0%	\$3,500.00	\$3,500.00	\$0.00
CO-1.2	P1 Level Water Room New Waterproofing Membrane										
a	P1 Level Water Room - Topside concrete repairs	5	sm	\$1,100.00	\$5,500.00	0	0	0	\$0.00	\$0.00	\$0.00
b	P1 Level Water Room - Rout and seal repairs	10	sm	\$92.40	\$924.00	0	0	0	\$0.00	\$0.00	\$0.00
c	P1 Level Water Room - New waterproofing system	1	LS	\$7,500.00	\$7,500.00	100%	100%	0%	\$7,500.00	\$7,500.00	\$0.00
1.3	P2 Level Storage Room New Waterproofing Membrane										
a	P2 Level Storage Room - Topside concrete repairs	5	sm	\$1,100.00	\$5,500.00	0	0	0	\$0.00	\$0.00	\$0.00
b	P2 Level Storage Room - Rout and seal repairs	10	m	\$92.40	\$924.00	0	0	0	\$0.00	\$0.00	\$0.00
c	P2 Level Storage Room - New waterproofing system	1	LS	\$7,500.00	\$7,500.00	100%	100%	0%	\$7,500.00	\$7,500.00	\$0.00
CO-1.4	P1 Level Water Room - Crack Injection Waterproofing	1	LS	\$6,750.00	\$6,750.00	100%	100%	0%	\$6,750.00	\$6,750.00	\$0.00
CO-1.5	P1 Level Water Room - Pipe Penetration Repairs	1	LS	\$5,630.00	\$5,630.00	100%	100%	0%	\$5,630.00	\$5,630.00	\$0.00
CO-1.6	Remove Unused Quantities										
a	Topside Concrete Repair	-13	sm	\$1,100.00	-\$14,300.00	-13	-13	0	(\$14,300.00)	(\$14,300.00)	\$0.00
b	Soffit Concrete Repair	-10	sm	\$2,200.00	-\$22,000.00	-10	-10	0	(\$22,000.00)	(\$22,000.00)	\$0.00
c	Slab-Edge Concrete Repairs	-2	m	\$495.00	-\$990.00	-2	-2	0	(\$990.00)	(\$990.00)	\$0.00
d	Rout and Seal Cracks	-50	m	\$92.40	-\$4,620.00	-50	-50	0	(\$4,620.00)	(\$4,620.00)	\$0.00
e	Foundation Wall Crack Injection	-25	m	\$413.00	-\$10,325.00	-25	-25	0	(\$10,325.00)	(\$10,325.00)	\$0.00
f	Localized Replacement of Waterproofing Membrane	-147	sm	\$165.00	-\$24,255.00	-147	-147	0	(\$24,255.00)	(\$24,255.00)	\$0.00
g	Contingency Allowance for Miscellaneous Repairs	-\$1	Allowance	\$10,000.00	-\$10,000.00	-100%	-100%	0%	(\$10,000.00)	(\$10,000.00)	\$0.00
CO-2.0	Additional Scaffolding: Cost to install temporary scaffolding to complete the P1 Level - Water Room Crack Injection Waterproofing Repairs.	1	LS	\$3,950.00	\$3,950.00	100.00%	100.00%	0.00%	\$3,950.00	\$3,950.00	\$0.00
(2) TOTAL WORK COMPLETED UNDER CHANGE ORDER ITEMS									(\$51,660.00)	(\$51,660.00)	\$0.00
TOTAL WORK COMPLETED (Sections 1 and 2)									\$99,811.65	\$99,811.65	\$0.00

WORK COMPLETED UNDER CONTINGENCY		Dollars		
ITEM NO.	ITEM DESCRIPTION	Total Complete to Date	Previously Certified	Current Certificate
D3 - CONTINGENCY				
	Removal of unused allowance	\$10,000.00	\$10,000.00	\$0.00
TOTAL WORK COMPLETED UNDER CONTINGENCY		\$10,000.00	\$10,000.00	\$0.00

Project: The Wesley - 1022 Nelson Street, Vancouver BC
Localized Garage Repairs

Project No.: CA0004912.2070

Contractor: JFR Concrete Repair & Waterproofing Ltd.

Date: May 9, 2024

RECORD OF CHANGE ORDERS AUTHORIZED		
C.O. NO.	ITEM DESCRIPTION	AMOUNT
CO-01	Additional repairs and credits	\$ (42,762.00)
CO-02	Additional Scaffolding	\$ 3,950.00
TOTAL CHANGE ORDERS TO DATE		\$ (38,812.00)

RECORD OF AMOUNTS CERTIFIED TO DATE				
CFP NO.	DATE	AMOUNT EXCLUDING TAX	TAX	AMOUNT INCLUDING TAX
CFP01	February 15, 2024	\$ 23,175.00	\$ 1,158.75	\$ 24,333.75
CFP02	March 26, 2024	\$ 37,707.75	\$ 1,885.39	\$ 39,593.14
CFP03	May 9, 2024	\$ 28,947.73	\$ 1,447.39	\$ 30,395.12
CFP04-RoH	May 9, 2024	\$ 9,981.17	\$ 499.06	\$ 10,480.23
TOTAL AMOUNT CERTIFIED TO DATE		\$ 99,811.65	\$ 4,990.59	\$ 104,802.24



CONCRETE REPAIR AND WATERPROOFING LTD.

PO Box 52259, Lynnmour (604) 985-7694
North Vancouver, British Columbia V7J 3V5 (604) 985-0806
Canada

Project:

Wesley Place Ltd.
1022 Nelson Street
Vancouver, BC

Invoice No.:

20822

Date:

Apr 25, 2024

Billed to:

Wesley Place Ltd.
c/o Realstar Management Limited
2000 - 77 Bloor Street West
Toronto, ON M5S 1M2

Description	Tax	Amount
Holdback	G	9,981.17
G - GST 5%, PST 0%		499.06
g		
GST# 899858203 RT0001		
Terms: Due upon receipt. JFR is striving to go paperless; we appreciate payments by EFT,	Total Amount	10,480.23

SOV - The Wesley Localized Garage Repairs								25-Apr
Description	Value	Estimated Quantity	Unit Rate	UOM	Completed	Previously Invoiced	Cumulative Billing	Holdback
General								-
Access and Protection	5,000.00	1.00	5,000.00	Lump Sum	100%	5,000.00	5,000.00	500.00
Concrete Repair								
Topside Concrete Repair	16,500.00	15.00	1,100.00	m2	15.00	16,500.00	16,500.00	1,650.00
Soffit Concrete Repairs	22,000.00	10.00	2,200.00	m2	10.00	22,000.00	22,000.00	2,200.00
Slab-Edge Concrete Repairs	2,475.00	5.00	495.00	m	5.00	2,475.00	2,475.00	247.50
Rout and Seal Cracks	4,620.00	50.00	92.40	m	50.00	4,620.00	4,620.00	462.00
Foundation Wall Crack Injection	10,325.00	25.00	413.00	m	25.00	10,325.00	10,325.00	1,032.50
Elastomeric Waterproofing								
Localized Replacement of WaterproofingMembrane System	24,750.00	150.00	165.00	m2	149.50	24,667.50	24,667.50	2,466.75
Wear-Course Overlay	48,000.00	1.00	48,000.00	Lump Sum	100%	48,000.00	48,000.00	4,800.00
Miscellaneous	-							
Membrane Mock-up and Testing	1,500.00	1.00	1,500.00	Lump Sum	69%	1,034.15	1,034.15	103.41
Replace Traffic Markings	4,000.00	1.00	4,000.00	Lump Sum	100%	4,000.00	4,000.00	400.00
Contingency Allowance For Miscellaneous Repairs	10,000.00	1.00	10,000.00	Allowance	100%	10,000.00	10,000.00	1,000.00
Bonding (Optional - May be Deleted)	2,200.00	1.00	2,200.00	Lump Sum		-	-	-
All Other Items	2,850.00	1.00	2,850.00	Lump Sum	100%	2,850.00	2,850.00	285.00
Base Contract Amount	154,220.00					151,471.65	151,471.65	15,147.16
Change Orders								
CO 1 - Resurface wear course in Parking Stalls 61 & 61	3,500.00	1.00	3,500.00	Lump Sum	100%	3,500.00	3,500.00	350.00
CO 1 - P1 Level Water Room - Topside concrete repairs	5,500.00	5.00	1,100.00	m2		-	-	-
CO 1 - P1 Level Water Room - Rout and seal repairs	924.00	10.00	92.40	m		-	-	-
CO 1 - P1 Level Water Room - New waterproofing system	7,500.00	1.00	7,500.00	Lump Sum	100%	7,500.00	7,500.00	750.00
CO 1 - P2 Level Storage Room - Topside concrete repairs	5,500.00	5.00	1,100.00	m2		-	-	-
CO 1 - P2 Level Storage Room - Rout and seal repairs	924.00	10.00	92.40	m		-	-	-
CO 1 - P2 Level Storage Room - New waterproofing system	7,500.00	1.00	7,500.00	Lump Sum	100%	7,500.00	7,500.00	750.00
CO 1 - P1 Level Water Room - Crack Injection Waterproofing Along Soffit-to-Foundation Wall Joint. Clean and prepare joint for injection waterproofing. Repairs to be completed as per project specifications section 03 01 30.01 Injection Waterproofing.	6,750.00	1.00	6,750.00	Lump Sum	100%	6,750.00	6,750.00	675.00
CO 1 - P1 Level Water Room - Pipe Penetration Repairs. Remove loose or deteriorated material around existing deteriorated pipe penetrations. Install Kryton Krystop Waterstop System in accordance with manufacturer's written specifications.	5,630.00	1.00	5,630.00	Lump Sum	100%	5,630.00	5,630.00	563.00
CO 1 - Topside Concrete Repair	(14,300.00)	(13.00)	1,100.00	m2	(13.00)	(14,300.00)	(14,300.00)	(1,430.00)
CO 1 - Soffit Concrete Repair	(22,000.00)	(10.00)	2,200.00	m2	(10.00)	(22,000.00)	(22,000.00)	(2,200.00)
CO 1 - Slab-Edge Concrete Repairs	(990.00)	(2.00)	495.00	m2	(2.00)	(990.00)	(990.00)	(99.00)
CO 1 - Rout and Seal Cracks	(4,620.00)	(50.00)	92.40	m	(50.00)	(4,620.00)	(4,620.00)	(462.00)
CO 1 - Foundation Wall Crack Injection	(10,325.00)	(25.00)	413.00	m	(25.00)	(10,325.00)	(10,325.00)	(1,032.50)
CO 1 - Localized Replacement of Waterproofing Membrane	(24,255.00)	(147.00)	165.00	m	(147.00)	(24,255.00)	(24,255.00)	(2,425.50)
CO 1 - Contingency Allowance for Miscellaneous Repairs	(10,000.00)	(1.00)	10,000.00	Allowance	-100%	(10,000.00)	(10,000.00)	(1,000.00)
CO 2 - Additional Scaffolding: Cost to install temporary scaffolding to complete the P1 Level - Water Room Crack Injection Waterproofing Repairs.	3,950.00	1.00	3,950.00	Lump Sum	100%	3,950.00	3,950.00	395.00
Total Change Orders	(38,812.00)					(51,660.00)	(51,660.00)	(5,166.00)
Grand Totals (Base, Unit, & Change Orders)	115,408.00					99,811.65	99,811.65	9,981.16

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

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

Application for payment number 2
dated Feb 29, 2024 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project

The Wesley - Localized Garage Repairs

Date of Contract: November 23, 2023

Name of Owner

Wesley Place c/o Realstar Management Limited

Name of Contractor

JFR Concrete Repair & Waterproofing Ltd.

Declaration

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

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

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


Declared before me in Vancouver, BC this 22nd day of April in the year 2024
City/Town and Province

Sharni Chana


Name

Controller

Title



Signature


Karla P. Ramirez
A COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH COLUMBIA
October 1, 2022 to September 30, 2025

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

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

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

CCDC

9

2018

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

CCDC

Copyright 2018

Canadian Construction Documents Committee

**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

JFR Concrete Repair & Waterproofing Ltd.
356 Harbour Ave.
NORTH VANCOUVER, BC V7J 2E9

April 23, 2024

Person/Business : JFR CONCRETE REPAIR AND WATERPROOFING LTD
Account number : 695233

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 July 01, 2024.

This firm has had continuous coverage with us since January 28, 2003.

Employer Service Centre
Assessment Department

Clearance Reference # : C134780728
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.

Account Name

WESLEY PLACE

From Account

001126911005

Account Name

WESLEY PLACE

Account

001126911005

Cheque

2612

Cheque Amount

7,747.39

Currency

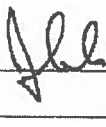

CAD

Paid Date

20/11/2023

Memo

20231120-7800712298-0

REALSTAR APARTMENT PARTNERSHIP 4 WESLEY PLACE	CIBC YONGE AND ST. CLAIR 187, CLAIR AVENUE WEST TORONTO ONTARIO M4V 1K7	2012 11 01 2023 DATE MM DD YYYY
**** SEVEN THOUSAND SEVEN HUNDRED FORTY SEVEN AND 39/100 DOLLARS		
TO THE ORDER OF		\$7,747.39
WSP CANADA INC. 1600 RENE-LEVESQUE BLVD W, 11TH FLS MONTREAL, QC H3H 1P9		PER:  REP: 
⑈002612⑈ ⑈00112⑈010⑈ 69⑈11005⑈		

11202023 ⑈⑈6011C	
20231120 00001⑈00	⑈⑈612
112001208050015	2280612
	ENCLOSURE GUARANTEED
	WSP CANADA INC
	CIBC
	2280612
	09001 010



WSP Canada Inc.
1600 René-Lévesque Blvd. West 11th Floor, Montreal, QC, H3H 1P9,
CA

BILL TO

Wesley Place Ltd.
c/o Realstar Management
2000-77 Bloor Street
Toronto, ON, M5S 1M2
Attention to : Milne, Keith

INVOICE

Invoice Number : 20041670
Invoice Date : 2023-09-29
Contract Number : CA0004912

PROFESSIONAL SERVICES FOR PERIOD ENDING 09/27/2023

CA-Wesley Place – 1022 Nelson Street, Vancouver, BC (2023 Parkg Garg D&T Constg Serv), BSc. Eng. (CA0004912.2070)

Project Manager : Ravinder Hans

FEE FOR SERVICES

Billing Task	Contract Value	% Complete	Billed to Date	Previous Billed	Current Amount
Design Services	5,200.00	100.00	5,200.00	0.00	5,200.00
Tender Services	1,500.00	100.00	1,500.00	0.00	1,500.00
Total :					\$6,700.00

LABOR

Task : 1022 & 1026 Nelson St Water Leak Review

Professional Personnel	Hours	Rate	Net Amount
Hans, Ravinder	0.50	200.00	100.00
Total :			\$100.00

1022 & 1026 Nelson St Water Leak Review Total : \$100.00

TRAVEL

Task : Disbursements

Reimbursable Expenses	Supplier Name/Professional Personal	Reference No	Net Amount
Travel Mileage	Hans, Ravinder	ER003551625057	56.10
Total :			\$56.10

Subtotal Before Tax : \$6,856.10

TAXES

Tax Name	Tax Rate	Amount (Subtotal Before Tax)	Tax Amount
HST-14015 0269	13.000 %	6,856.10	891.29
Total Taxes :			\$891.29

Invoice Total : \$7,747.39 (CAD)

PROJECT MANAGER :

(Ravinder Hans)

NOTE : CAD CURRENCY

Please remit to WSP Canada Inc., C/O TX4022 C, PO BOX 4590 STN A, TORONTO, ON, M5W 7B1, CA

Electronic Fund Transfer (EFT) : Bank #010, Transit #00001, Account #2280612, SWIFT #CIBCCATT

Please ensure EFT remittances are emailed to (or if any assistance is needed) :

paymentremittance@wsp.com

30 Net payment terms. Interest at the rate of 1 % per month (or as per the contract if different) will be applied to any outstanding amount.

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EXPENSE REPORT

Employee Name and Number: Hans, Ravinder (100002579)

Project	Task Number	Task Name	Expense Type	Expense Date	Amount
CA0004912.2070	99	Disbursements	Travel Mileage	29-AUG-2023	\$56.10

Account #
001126911005

Paid Date
01/03/2024

20240301-3400129572-0

[illegible]

Payment Detail

Bank=wes102 AND Check#=2775 AND mm/yy=01/2016-12/2024 AND All Checks=Yes AND Include
Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2775 (wes102) - WSP CANADA INC. (wspca06) - 05/15/24 (05/24)				
-	P-3644253	wesley	503.75	92050000 - Garage
-	P-3644254	wesley	8,757.50	92050000 - Garage
Total 2775 (wes102) - WSP CANADA INC. (wspca06) - 05/15/24 (05/24)			9,261.25	
			9,261.25	



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BILL TO

Wesley Place Ltd.
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2000-77 Bloor Street
Toronto, ON, M5S 1M2
Attention to : Milne, Keith

INVOICE

Invoice Number : 20069894
Invoice Date : 2024-01-16
Contract Number : CA0004912

PROFESSIONAL SERVICES FOR PERIOD ENDING 01/12/2024

CA-Wesley Place – 1022 Nelson Street, Vancouver, BC (2023 Parkg Garg D&T Constg Serv), BSc. Eng. (CA0004912.2070)

Project Manager : Ravinder Hans

FEE FOR SERVICES

Billing Task	Contract Value	% Complete	Billed to Date	Previous Billed	Current Amount
CRCA	15,500.00	25.00	3,875.00	0.00	3,875.00
Total :					\$3,875.00

Subtotal Before Tax : \$3,875.00

TAXES

Tax Name	Tax Rate	Amount (Subtotal Before Tax)	Tax Amount
HST-14015 0269	13.000 %	3,875.00	503.75
Total Taxes :			\$503.75

Invoice Total : \$4,378.75 (CAD)

PROJECT MANAGER :

(Ravinder Hans)

NOTE : CAD CURRENCY

Please remit to WSP Canada Inc., C/O TX4022 C, PO BOX 4590 STN A, , TORONTO, ON, M5W 7B1, CA

Electronic Fund Transfer (EFT) : Bank #010, Transit #00001, Account #2280612, SWIFT #CIBCCATT

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05310204 NX6011G 20240631 00001500 053105211030007		053105211030007 2280 312		END/LOGBOOK REF: MTZ 0901-010 REF CANADA INC BOOKENDMENT GUARANTEE	Endorsement - Signature ou timbre Endorsement - Signature or Stamp
---	--	---	--	---	---

VERSO/BACK

Payment Detail

Bank=wes102 AND Check#=2775 AND mm/yy=01/2016-12/2024 AND All Checks=Yes AND Include
Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2775 (wes102) - WSP CANADA INC. (wspca06) - 05/15/24 (05/24)				
-	P-3644253	wesley	503.75	92050000 - Garage
-	P-3644254	wesley	8,757.50	92050000 - Garage
Total 2775 (wes102) - WSP CANADA INC. (wspca06) - 05/15/24 (05/24)			9,261.25	
			9,261.25	



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BILL TO

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c/o Realstar Management
2000-77 Bloor Street
Toronto, ON, M5S 1M2
Attention to : Milne, Keith

INVOICE

Invoice Number : 20082254
Invoice Date : 2024-03-01
Contract Number : CA0004912

PROFESSIONAL SERVICES FOR PERIOD ENDING 02/29/2024

CA-Wesley Place – 1022 Nelson Street, Vancouver, BC (2023 Parkg Garg D&T Constg Serv), BSc. Eng. (CA0004912.2070)

Project Manager : Ravinder Hans

FEE FOR SERVICES

Billing Task	Contract Value	% Complete	Billed to Date	Previous Billed	Current Amount
CRCA	15,500.00	75.00	11,625.00	3,875.00	7,750.00
Total :					CAD 7,750.00

Subtotal Before Tax : CAD7,750.00

TAXES

Tax Name	Tax Rate	Amount (Subtotal Before Tax)	Tax Amount
HST-14015 0269	13.000 %	7,750.00	1,007.50
Total Taxes :			CAD1,007.50

Invoice Total : CAD8,757.50 (CAD)

OUTSTANDING INVOICES

Invoice Number	Invoice Date	Balance	Holdback	Now Due
20069894	01/16/2024	4,378.75	0.00	4,378.75
Total :		CAD4,378.75	CAD0.00	CAD4,378.75

PROJECT MANAGER :

(Ravinder Hans)

NOTE : CAD CURRENCY

Please remit to WSP Canada Inc., C/O TX4022 C, PO BOX 4590 STN A, , TORONTO, ON, M5W 7B1, CA

Electronic Fund Transfer (EFT) : Bank #010, Transit #00001, Account #2280612, SWIFT #CIBCCATT

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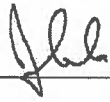

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Account Name	From Account	Account Name	Account #
WESLEY PLACE	001126911005	WESLEY PLACE	001126911005
Cheque #	Cheque Amount	Currency	Paid Date
2801	4,514.35	CAD	28/06/2024

Memo

20240628-7200489782-0

REALSTAR APARTMENT PARTNERSHIP 4 WESLEY PLACE	CIBC YONGE AND ST. CLAIR 1 ST. CLAIR AVENUE WEST TORONTO ONTARIO M4V 1K7	2801 06 17 2024 DATE MM DD YYYY
*** FOUR THOUSAND FIVE HUNDRED FOURTEEN AND 35/100 DOLLARS		\$4,514.35
TO THE ORDER OF	WSP CANADA INC. 1600 RENE-LEVESQUE BLVD W, 11TH FLR MONTREAL, QC H3H 1P9	PER:  PER: 
⑈002801⑈ ⑈001126911005⑈ 69⑈11005⑈		

20240628 04001011 062805210580003 2280512	CIBC/ACCESOL DIV MEX 09501-010 WSP CANADA INC ENDORSEMENT GUARANTEED	Endorsement - Signature ou Timbre Endorsement - Signature or Stamp	SECURITY FEATURES This cheque contains the following security features: WATERMARK - Look for a watermark in the paper. Hold up to a light source to view. REVERSIBLE PAPER - Coloured fibres in the paper only show under a bright light. OPTICAL SECURITY - An attempt to alter the cheque will be detected by a security system that is sensitive to the optical properties of the paper. PERFORATED - A perforated line allows the cheque to be torn out of the paper without damaging the rest of the paper. CHARACTERISTICS OF SECURITY To ensure the security of the cheque, the following features are included: PERFORATED - A perforated line allows the cheque to be torn out of the paper without damaging the rest of the paper. REVERSIBLE PAPER - Coloured fibres in the paper only show under a bright light. WATERMARK - Look for a watermark in the paper. Hold up to a light source to view. OPTICAL SECURITY - An attempt to alter the cheque will be detected by a security system that is sensitive to the optical properties of the paper. PERFORATED - A perforated line allows the cheque to be torn out of the paper without damaging the rest of the paper.
VERS/OBACK			



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Attention to : Milne, Keith

INVOICE

Invoice Number : 20113911
Invoice Date : 2024-05-29
Contract Number : CA0004912

PROFESSIONAL SERVICES FOR PERIOD ENDING 05/03/2024

CA-Wesley Place – 1022 Nelson Street, Vancouver, BC (2023 Parkg Garg D&T Constg Serv), BSc. Eng. (CA0004912.2070)

Project Manager : Ravinder Hans

FEE FOR SERVICES

Billing Task	Contract Value	% Complete	Billed to Date	Previous Billed	Current Amount
CRCA	15,500.00	100.00	15,500.00	11,625.00	3,875.00
Total :					\$ 3,875.00

TRAVEL

Task : Disbursements (99)

Reimbursable Expenses	Supplier Name/Professional Personal	Reference No	Net Amount
Mileage [Kilométrage]	Hans, Ravinder	ER007323408424	60.00
Mileage [Kilométrage]	Hans, Ravinder	ER006756151142	60.00
Total :			\$120.00

Subtotal Before Tax : \$3,995.00

TAXES

Tax Name	Tax Rate	Amount (Subtotal Before Tax)	Tax Amount
HST-14015 0269	13.000 %	3,995.00	519.35
Total Taxes :			\$519.35

Invoice Total : \$4,514.35 (CAD)

OUTSTANDING INVOICES

Invoice Number	Invoice Date	Balance	Holdback	Now Due
20069894	01/16/2024	4,378.75	0.00	503.75
20082254	03/01/2024	8,757.50	0.00	8,757.50
Total :		\$13,136.25	\$0.00	\$9,261.25

PROJECT MANAGER :

(Ravinder Hans)

NOTE : CAD CURRENCY

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EXPENSE REPORT

Project	Task Number	Task Name	Transaction Number	Expense Type	Expenditure Type	Expense Date	Kilometers Travelled	Currency	Receipt Amount	Employee Name	Expense Report Number	Expense Report Line	Itemized (Y/N)	Number of Receipts
CA0004912.2070	99	Disbursements	17085017	Mileage [Kilométrage]	Travel Mileage	29-JAN-2024	90	CAD	CAD 63.00	Hans, Ravinder	ER006756151142	1	N	0
CA0004912.2070	99	Disbursements	22049093	Mileage [Kilométrage]	Travel Mileage	08-MAR-2024	90	CAD	CAD 63.00	Hans, Ravinder	ER007323408424	2	N	0
Total							180					2		0