McINTOSH PERRY

October 13, 2023

CAP REIT
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Adam Sharkawy
Director, Engineering and Project Management

Re: 1021 4th Avenue
New Westminster, British Columbia
Balcony Repairs
Change Order 2 - CO#2
Our Reference No: CCC-224718-22

Please see the attached change order which represents a change in the scope of work including additional tree protection requirements and arborist supervision required by the City of New Westminster.

Existing Contract Value Sub-total:	$349,400.00
Additional cost – CO#2	$16,000.00
New Contract Value Sub-total:	$365,400.00
5% GST:	$18,270.00
Contract Total:	$383,670.00

The above changes require a change order to the existing revised contract. Further documentation pertaining to the change order are viewable in the attached documents. Personnel with McIntosh Perry have reviewed the submitted cost increase accordingly.

Thank you,

Quinton Daem
q.daem@mcintoshperry.com

Authorized by:

CAPREIT Limited Partnership

Name: Nick Savino Title: VP Operations Services

Signature: _____ Date: October 30, 2023

Contractor

Name: Phil Title: President

Signature: _____ Date: 2023-10-27

Atlantic Pacific Construction Ltd.

600-1285 West Broadway
Vancouver,BC,V6H 3X8

Estimate

Date	Estimate #
10/01/2023	1021 5th

Name / Address
Capreit Limited Partnership 11 Church St. Suite 401 Toronto, ON M5E 1W1

Project
23-1021 4th Ave, New Westminster

Description	Qty	Rate	Total
Project :1021 4th Ave, New Westminster Tree Protection	1	16,000.00	16,000.00
GST on sales		5.00%	800.00
		Total	$16,800.00

GST/HST No. 893399923

WWW.THETREEPOLICE.COM

August 29th, 2023

Site Address: 1021 Fourth Avenue, New Westminster, British Columbia
Report commissioned by: Phil, 416-904-2086, phil@atlanticpacific.construction
(this report is non-transferable and is produced and deemed for use by the commissioning party only, it cannot be used by another party or applied to the subject property, it is not produced for the subject property)

Purpose of report: Meet municipal criteria for development submissions. This report will confirm site inspection and highlight potential irregularities with respect to trees on the addressed property and adjacent properties. Tree location and identification with an outline of retention and associated parameters, or for removal and solid reasons for removal as per bylaw allowances. Outline any tree protection and special Arboricultural operational parameters as/if required. A basic outline of general tree conditions will be commented on but no in-depth analysis will be outlined.

Site visitation: August 25th, 2023 @ 9:00 AM, calm, sunny summer day, no notable weather.
Site Inspector: Wai Yin Ling, I.S.A Cert#- HK 1662-AM, TRAQ certified (exp 2024).

Methods of inspection: **Level 1** - LVA (Limited Visual assessment) **Level 2** - (Basic Inspection) Includes ground observations only, observations of general tree health, location, CRZ, trunk, scaffold, and crown structure relative to species, identification of readily visible issues or areas of concern relative to purpose of reporting. Additional methods of inspection will be outlined as/if required/applicable.
Secondary Hazard assessment may be referenced/contained within report.

Limitations of Inspection: This report and information within is based on the time and type of inspection/inspections only. It does not assert or predict future outcome of overall tree health or stability.The inspection is limited to a base line examination of the tree and may not recognize hidden or unknown variables associated with tree health, history or condition. This report is deemed as a valid reference on the date of inspection only and does not apply to future conditions of trees as outlined. (*Refer to disclaimer at end of report for in-depth outline*)

Additional information: Attached site plan, supplemental photos, tree preservation outline based on the Regulation and Protection of Trees Bylaw, City of New Westminster, referenced site survey provided by commissioning party. "Fig 3" - **TPB - T**ree **P**rotection **B**arrier, **PL - P**roperty **L**ine, **PTB - P**rotection of **T**rees **B**ylaw, **TPZ - T**ree **P**rotection **Z**one, **CRZ - C**ritical **R**oot **Z**one, **TMP - T**ree **M**anagement **P**lan. Identification of trees on site with (**blue**) tree tags. Report contains (26) pages with site plan. Some areas may be identified for Arborist inclusion on the subject site.

This report and any other Arboricultural information should accompany any development plans.

The developers of this property are required to submit an Arborist report in conjunction with their development submission, this report will outline surveyed trees and appropriate action on each tree. Identification and location will be outlined as well as tree preservation methods as required. This report also verifies a site inspection for the purposes of continuity with respect to tree location and orientation. This report is not an in-depth analysis of each tree and/or biological details of condition as a whole but is more an identification of species, location and required action relevant to set development expectations within bylaws and general New Westminster city development rules.

Tree Vigour – Basic Definition of general overall tree health, broken into three defined categories

Low – Tree is weak and/or growing under stress, duress, containment and/or confinement
Normal – Tree is average vigour for its species and the relative site conditions/factors
High – Tree is growing well for its species and appears to be free of significant health factors

Building Envelope - (Bldng Envlpe) – affected or in proximity to defined building envelope areas.

Tree Conditions & Information Table

Tree Species	Tree ID #	DBH	Crown Spread	Tree Location	TPB	Tree Vigour - General Observations	Bldg Envlpe	Action
Sawara cypress	#27	51 cm DBH	4 m	SW corner	RQD 3.3 m or 11 ft	NORMAL VIGOUR Co-dominant stems, bark inclusion	NO	RETAIN
Pear	#28	36 cm DBH	4 m	SW corner	RQD 3 m or 10 ft	NORMAL VIGOUR Co-dominant stems	NO	RETAIN
Cypress & Pine	#29	30 - 40 cm DBH	4 m	West PL, midspan	NOT RQD 3 m or 10 ft	NORMAL VIGOUR 5-stem hedgerow	NO	RETAIN
Cypress	#30	45 cm DBH	4 m	SW quadrant	RQD 3 m or 10 ft	NORMAL VIGOUR Multi-stemmed	NO	RETAIN
Cypress	#31	41 cm DBH	3 m	SW quadrant	RQD 2.7 m or 9 ft	LOW VIGOUR Co-dominant stems, chlorotic foliage, large portion of the crown is wilted	NO	RETAIN
Black locust	#32	46 cm DBH	8 m	SW quadrant	RQD 5 m or 16 ft	NORMAL VIGOUR Co-dominant stems, bark inclusion	NO	RETAIN
Cypress	#33	39 cm DBH	3 m	SW quadrant	RQD 2.4 m or 8 ft	NORMAL VIGOUR Co-dominant stems	NO	RETAIN
Black locust	#34	43 cm DBH	8 m	SE quadrant	RQD 5 m or 16 ft	NORMAL VIGOUR Bulging root crown	NO	RETAIN
Cypress	#35	38 cm DBH	4 m	SE quadrant	RQD 3 m or 10 ft	NORMAL VIGOUR 2 stems with bark inclusion	NO	RETAIN
Cypress	#36	35 cm DBH	4 m	SE quadrant	RQD 3 m or 10 ft	NORMAL VIGOUR Bush entity, multi-stemmed, asymmetrical crown, lateral stems	NO	RETAIN
Black locust	#37	40 cm DBH	4 m	SE corner	RQD 3 m or 10 ft	NORMAL VIGOUR In proximity to existing retaining wall, crooked stem, voids at trunk base	NO	RETAIN
Douglas fir	A	70 cm DBH	7 m	East neighbour's west PL, midspan	RQD 4.5 m or 14 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN

Tree Species	Tree ID #	DBH	Crown Spread	Tree Location	TPB	Tree Vigour - General Observations	Bldg Envlpe	Action
Portuguese laurel	B	30 cm DBH	3 m	NW corner of east neighbour's property	RQD 2 m or 7 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Portuguese laurel	C	35 cm DBH	3 m	NW corner of east neighbour's property	RQD 2.1 m or 7 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Black locust	D	85 cm DBH	12 m	NW corner of east neighbour's property	RQD 7 m or 23 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Unidentified	E	30 cm DBH	3 m	NE corner of west neighbour's property	NOT RQD 2 m or 7 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Black locust	F	30 cm DBH	2 m	NE corner of west neighbour's property	NOT RQD 2 m or 7 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Cherry	G	N/A	N/A	South inner blvd, midspan	RQD 1.2 m or 4 ft	CIVIC TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Cherry	H	N/A	N/A	South inner blvd, midspan	RQD 1.2 m or 4 ft	CIVIC TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN

"DBH" - Diameter at Breast Height, "TPB" - Tree Protection Barrier

For the purposes of this report, Fourth Avenue is considered Project South.

The owner(s) of this property is/are proposing some balcony restoration work on the exterior of the existing building. The proposed work includes installation of a new waterproofing membrane and replacing existing parapets with picket guardrails for all balconies, and installation of new posts at the corner balconies. Metal scaffoldings may be installed at each balcony for the repair work to be conducted.

The existing building is located on top of a parkade which has a larger footprint than the building. There are retaining walls along the east and north sides of the parkade to support grade changes. The balconies located on the north side of the building are on top of the parkade. Metal scaffolding around these balconies is to be installed on the parkade slab. Repair work is not expected to impact the trees located outside the parkade footprint or the retaining walls.

The balconies located on the west, east, and centre of the south sides of the building are on top of a podium, above the parkade area. The podium appears to have a similar footprint to the parkade, which extends farther away from the building than the balconies. Metal scaffolding around these balconies is to be installed on the podium. Repair work is not expected to impact the trees, as they are outside the podium footprint.

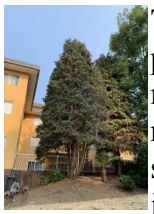
The only balconies that are close to the existing trees and are not completely surrounded by the podium are the ones at the southwest and southeast corners of the building. The south edge of the podium aligns with the edge of the balconies above the podium. The extent of the metal scaffolds is anticipated to be located outside the podium on the south side and on top of the podium on the west side. This report will focus on assessing the impacts to trees that are close to these balconies (i.e. Trees #27, #28, #35, #36, & #37).

All TPBs should be erected along or outside the concrete pavement, retaining wall, and parkade to avoid blocking the entrance to the building.

Tree #27 is a sawara cypress (*Chamaecyparis pisifera*) tree located on the southwest corner of the subject property. The tree has a co-dominant stem structure. Both stems are measured as approximately 36 centimetres DBH, which makes the total DBH 51 centimetres. The tree has a crown spread of approximately 4 metres. TPB size is determined by the DBH and should be 3.3 metres or 11 feet, if retained. The tree is located over 2 metres away from the edge of the podium, which is also the edge of the balconies above the podium. As per the site plan, new posts will be installed at the corner of these balconies. The posts will be situated on the podium level. No excavation will be required at the grade of the tree. Replacement of the existing guardrails on the balconies will require the installation of a metal scaffold on the south side of the balconies. The metal scaffold will likely be 3 feet (approximately 1 metre) wide. The posts of the metal scaffold should avoid contacting any surface roots. A 1 inch thick layer of plywood should be laid on grade, within the TPB area, to reduce soil disturbances from foot traffic. Arborist inclusion is required for metal scaffold installation, foot access corridor installation, final landscaping, and any entry into the formal TPB area. **Arborist inclusion required.** ***(Refer to Arborist inclusion outline & the TPB and Tree Impact Summary table.)*** **NO activities within the formal TPB areas without Arborist inclusion.**

Tree #28 is a pear (*Pyrus* sp.) tree located on the southwest corner of the subject property. The tree has a co-dominant stem structure. The total DBH of the tree is 36 centimetres. The tree has a crown spread of approximately 4 metres. TPB size is determined by the crown spread and should be 3 metres or 10 feet, radial span, if retained. The tree is located west of the podium. The extent of the metal scaffolds is anticipated to be located outside the podium on the south side and on top of the podium on the west side. It is unlikely that the installation of the metal scaffold will impact this tree. The majority of the crown of this tree is located on the west side. Minor pruning may be required to provide clearance from the balconies. The posts of the metal scaffold should avoid contacting any surface roots. A 1 inch thick layer of plywood should be laid on grade, within the TPB area, to reduce soil disturbances from foot traffic. Arborist inclusion is required for metal scaffold installation, foot access corridor installation, pruning, final landscaping, and any entry into the formal TPB area. **Arborist inclusion required.** ***(Refer to Arborist inclusion outline & the TPB and Tree Impact Summary table.)*** **NO activities within the formal TPB areas without Arborist inclusion.**

Tree #29 is a row of 5 trees located located along the west property line, midspan. It is constituted of 3 cypress (*Cupressus* sp.) trees and 2 pine (*Pinus* sp.) trees. The trees are located in a densely vegetated area and cannot be accessed from the subject property. The approximate DBHs of these trees are 30 – 40 centimetres. Most trees have an asymmetrical crown and a small crown spread due to the proximity to the podium. The crown spread of the trees is approximately 4 metres. TPB size is determined by the crown spread and should be 3 metres or 10 feet, radial span, if retained. Since all proposed works will be on the podium on this side of the property, it is unlikely that there will be any impact to the rooting area of this tree row. TPB should be omitted for this tree row. Minor pruning may be required to provide clearance from the balconies. Arborist inclusion is required for pruning, final landscaping, and any entry into the formal TPB area. **Arborist inclusion required.** ***(Refer to Arborist inclusion outline & the TPB and Tree Impact Summary table.)*** **NO activities within the formal TPB areas without Arborist inclusion.**



Tree #30 is a cypress (*Chamaecyparis* sp.) tree located in the southwest quadrant of the subject property. The tree is measured as 45 centimetres DBH and has a crown spread of approximately 4 metres. TPB size is determined by the crown spread and should be 3 metres or 10 feet, radial span, if retained. The tree is located outside the podium area and is not close to any existing balcony. TPB should be erected up to the edge of the podium or any walkway. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Tree #31 is a cypress (*Chamaecyparis* sp.) tree located in the southwest quadrant of the subject property. The tree is measured as 41 centimetres DBH and has a crown spread of approximately 3 metres. TPB size is determined by the DBH and should be 2.7 metres or 9 feet, if retained. The tree is located outside the podium area and is not close to any existing balcony. TPB should be erected up to the edge of the podium or any walkway. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Tree #32 is a black locust (*Robinia pseudoacacia*) tree located in the southwest quadrant of the subject property. The tree is measured as 46 centimetres DBH and has a crown spread of approximately 8 metres. TPB size is determined by the crown spread and should be 5 metres or 16 feet, radial span, if retained. The tree is located outside the podium area and is not close to any existing balcony. TPB should be erected up to the edge of the podium or any walkway. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Tree #33 is a cypress (*Chamaecyparis* sp.) tree located in the southwest quadrant of the subject property. The tree is measured as 39 centimetres DBH and has a crown spread of approximately 3 metres. TPB size is determined by the DBH and should be 2.4 metres or 8 feet, if retained. The tree is located outside the podium area and is not close to any existing balcony. TPB should be erected up to the edge of the podium or any walkway. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Tree #34 is a black locust (*Robinia pseudoacacia*) tree located in the southeast quadrant of the subject property. The tree is measured as 43 centimetres DBH and has a crown spread of approximately 8 metres. TPB size is determined by the crown spread and should be 5 metres or 16 feet, radial span, if retained. The tree is located outside the podium area and is not close to any existing balcony. TPB should be erected up to the edge of the podium or any walkway. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Tree #35 is a cypress (*Chamaecyparis* sp.) tree located in the southeast quadrant of the subject property. The tree has 2 stems and the measured DBH is 38 centimetres. The crown spread of the tree is approximately 4 metres. TPB size is determined by the crown spread and should be 3 metres or 10 feet, radial span, if retained. The tree has been crown raised in the past to achieve the current LCR of 50%. The tree is approximately 7 feet (2.13 metres) away from the balconies located on the southeast corner of the building. Replacement of the existing guardrails on the balconies will require the installation of a metal scaffold around the balconies. The posts of the metal scaffold should avoid contacting any surface roots. A 1 inch thick layer of plywood should be laid on grade, within the TPB area, to reduce soil disturbance from foot traffic. Pruning will be required to provide clearance from the balconies and for the installation of the metal scaffolds. Arborist inclusion is required for metal scaffold installation, foot access corridor installation, pruning, final landscaping, and any entry into the formal TPB area. **Arborist inclusion required.** ***(Refer to Arborist inclusion outline & the TPB and Tree Impact Summary table.)*** **NO activities within the formal TPB areas without Arborist inclusion.**

Tree #36 is a cypress (*Chamaecyparis* sp.) shrub located in the southeast quadrant of the subject property. The shrub is approximately 4 metres tall, with a multiple stem structure that all the stems are growing at an angle toward south, and no foliage on the north side. The largest stem is measured as 25 centimetres DBH and the rest of the stems are approximately 14 centimetres DBH. The total DBH of this shrub is estimated to be 35 centimetres. The shrub has a crown spread of approximately 4 metres. TPB size is determined by the crown spread and should be 3 metres or 10 feet, radial span, if retained. The base of this shrub is over 2 metres away from the edge of the balcony. Since the crown is absent on the north side of the tree, there is no need to prune this shrub for the proposed repair work. A 1 inch thick layer of plywood should be laid on grade, within the TPB area, to reduce soil disturbance from foot traffic. Arborist inclusion is required for metal scaffold installation, foot access corridor installation, final landscaping, and any entry into the formal TPB area. **Arborist inclusion required.** ***(Refer to Arborist inclusion outline & the TPB and Tree Impact Summary table.)*** **NO activities within the formal TPB areas without Arborist inclusion.**

Tree #37 is a black locust (*Robinia pseudoacacia*) tree located on the southeast corner of the subject property. The tree is measured as 40 centimetres DBH and has a crown spread of approximately 4 metres. TPB size is determined by the crown spread and should be 3 metres or 10 feet, radial span, if retained. The tree is located on the east side of the balconies, above a 1 metre tall retaining wall. The rooting area is restricted on the north and west sides because of the wall. Buttress root development can be seen on the northwest side of the root collar; however, given the restricted root plate on the north and west sides, it is uncertain if the roots have grown under the wall. One surface root was found originating from the west side of the trunk, but growing along the retaining wall towards to the south. Several gaps can be seen in between the buttresses on the northwest side of the root collar. The gaps were covered with a metal mesh and could not be assessed. It is uncertain whether decay is present in these gaps. The main stem appears to be growing at an angle towards the southeast, away from the building, for phototropic reasons. The trunk is approximately 30 centimetres away from the edge of the balconies. The metal scaffolds for replacing the guardrails can be installed on the east side of the balconies, below the retaining wall, to avoid impacting the rooting area of the tree. The new posts will be situated on the existing concrete. No excavation will be required at the grade of the tree. It is likely that the tree will not be impacted by the proposed repair work. The tree can be retained under the proposed scope of work. However, it is recommended that a further inspection be carried out to assess the feasibility of long-term tree retention, outside this permit application. Arborist inclusion is required for metal scaffold installation, foot access corridor installation, pruning, final landscaping, and any

entry into the formal TPB area. **Arborist inclusion required.** ***(Refer to Arborist inclusion outline & the TPB and Tree Impact Summary table.)*** **NO activities within the formal TPB areas without Arborist inclusion.**

Tree A is a Douglas fir (*Pseudotsuga menziesii*) tree located along the east neighbour's west property line, midspan. The tree is measured as 70 centimetres DBH and has a crown spread of approximately 7 metres. TPB size is determined by the DBH and should be 4.5 metres or 14 feet. This is a neighbour's tree that was not formally inspected. It is included here for TPB considerations only. The balconies along the east side of the buildings are located above a concrete podium. There is retaining wall that demarcates the edge of the podium. This wall is approximately 4 feet (1.2 metres) east of the balconies and approximately 3.1 metres west of the tree. All proposed repair works will be carried out within the footprint of the podium wall. It is unlikely that there will be any impact to the tree. TPB should be erected up to the edge of the podium wall. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Trees B & C are 2 Portuguese laurel (*Prunus lusitanica*) trees located on the northwest corner of the east neighbour's property. The trees are estimated to be 30 and 35 centimetres DBH respectively. The trees have a crown spread of approximately 3 metres. The TPB size of **Tree B** is determined by the crown spread and should be 2 metres or 7 feet, radial span. The TPB size of **Tree C** is determined by the DBH and should be 2.1 metres or 7 feet, radial span. These are neighbour's trees that were not formally inspected. They are included here for TPB considerations only. The balconies along the east side of the buildings are located above a concrete podium. There is retaining wall that demarcates the edge of the podium. This wall is approximately 4 feet (1.2 metres) east of the balconies and at least 2 metres west of the trees. All proposed repair works will be carried out within the footprint of the podium wall. It is unlikely that there will be any impact to the trees. TPB should be erected up to the edge of the podium wall. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Tree D is a black locust (*Robinia pseudoacacia*) tree located on the northwest corner of the east neighbour's property. The tree is estimated to be 85 centimetres DBH and has a crown spread of approximately 12 metres. TPB size is determined by the crown spread and should be 7 metres or 23 feet, radial span. This is a neighbour's tree that was not formally inspected. It is included here for TPB considerations only. The balconies along the east side of the buildings are located above a concrete podium. There is retaining wall that demarcates the edge of the podium. This wall is approximately 4 feet (1.2 metres) east of the balconies and at least 2 metres west of the trees. All proposed repair works will be carried out within the footprint of the podium wall. It is unlikely that there will be any impact to the trees. TPB should be erected up to the edge of the podium wall. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Tree E is an unidentified tree located on the northeast corner of the west neighbour's property. The tree is located in a densely vegetated area and cannot be accessed from the subject property. The crown is obscured by ivy and other vegetation. The tree could not be identified to genus. It is estimated to be 30 centimetres DBH and has a crown spread of approximately 3 metres. TPB size is determined by the crown spread and should be 2 metres or 7 feet, radial span. Since all proposed works will be on the podium on the west side of the building, it is unlikely that there will be any impact to this tree. TPB should be omitted for this tree. This is a neighbour's tree that was not formally inspected. It is included here for TPB considerations only. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Tree F is a black locust (*Robinia pseudoacacia*) tree located on the northeast corner of the west neighbour's property. The tree is measured as 30 centimetres DBH and has a crown spread of approximately 2 metres. TPB size is determined by the crown spread and should be 2 metres or 7 feet, radial span. Since all proposed works will be on the podium on the west side of the building, it is unlikely that there will be any impact to this tree. TPB should be omitted for this tree. This is a neighbour's tree that was not formally inspected. It is included here for TPB considerations only. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

Trees G & H are 2 small trees located on the south inner boulevard. The trees are shorter than 1.3 metres height and cannot be measured. A 1.2 metres or 4 feet, radial span, TPB should be enough to protect the trees. These are civic trees that were not formally inspected. They are included here for TPB considerations only. There are no anticipated development influences at this time of reporting. Arborist inclusion is not required. No development activities are permitted within the tree protection area without arborist inclusion.

There are no street trees associated with this site.

There are no other trees on the adjacent properties that require Arborist intervention at this time. It is suggested that any hedges either on or off the property have a TPB erected for due diligence purposes. Small and medium sized hedges can have a TPB erected 1-2 feet out from the outside edge of the hedge. This will add to viable hedge retention as required.
Refer to Fig 3 for TPB construction and operational parameters.

***NOTE – Sewer and water connections may interfere with tree retentions. This report may, or may not, address the locations of these connections based on the information that was provided. It is suggested that underground utilities be redirected to aid in tree preservation. Otherwise, some outlined retentions may not be viable and tree removal may be required or warranted.**

NOTE: residual stumps in protected areas will require spot stump grinding and non extraction.

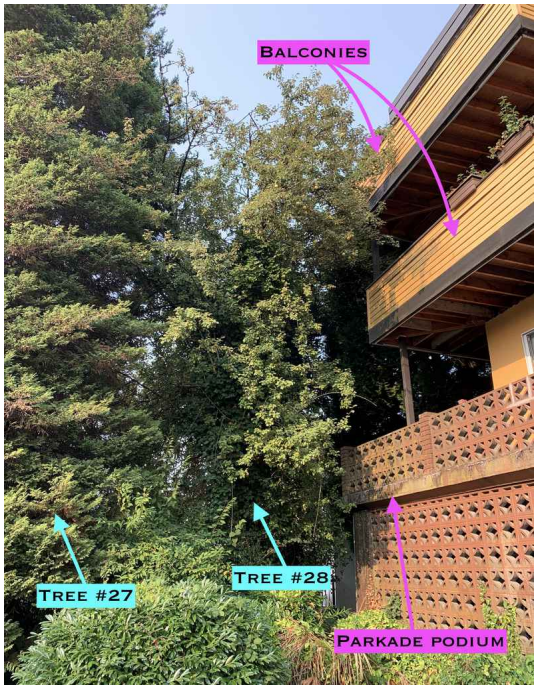
FOR ALL TREE RETENTIONS, THERE ARE TO BE NO GRADE CHANGES WITHIN OUTLINED OR SPECIFIED TPB AREAS. NO EXCEPTIONS.

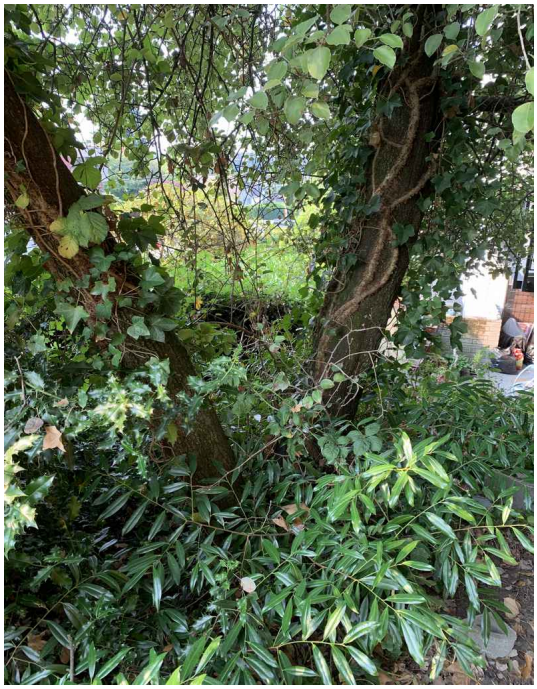
NOTE: ARBORIST CONSULTATION IS REQUIRED FOR ALL FINAL LANDSCAPE INSTALLATIONS PRIOR TO COMMENCEMENT OF ACTUAL WORK. THIS IS TO ENSURE BEST PRACTICES REGARDING PRESERVATION OF TREE ROOT AREAS.

Tree #27 – Co-dominant stems with bark inclusion

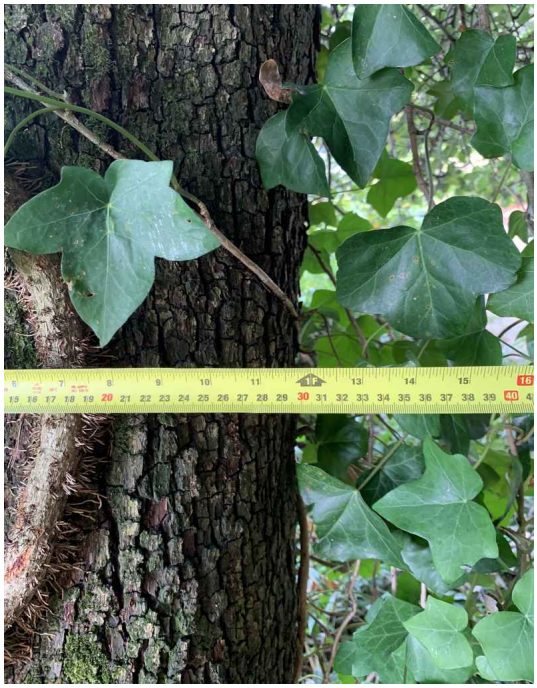
Tree #27 – DBH of the stems are ~36 cm.

Tree #28 – Co-dominant stems

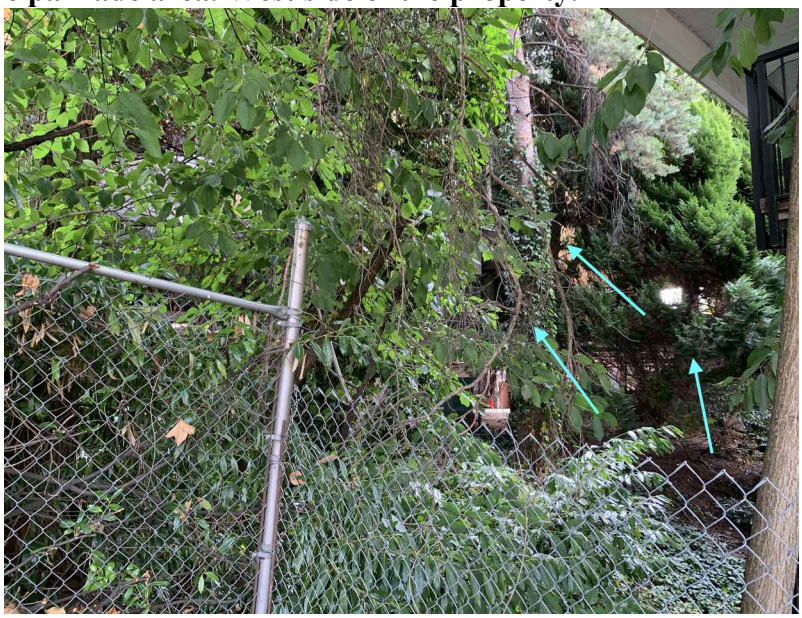




Tree #28 – DBHs are ~30 & 20 cm.

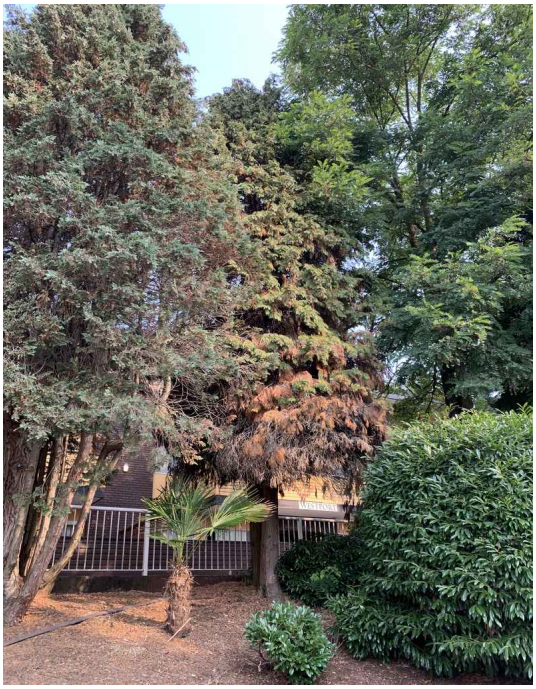


Tree row #29 – below the podium, next to the parkade area. West side of the property.



Tree #30

Tree #31



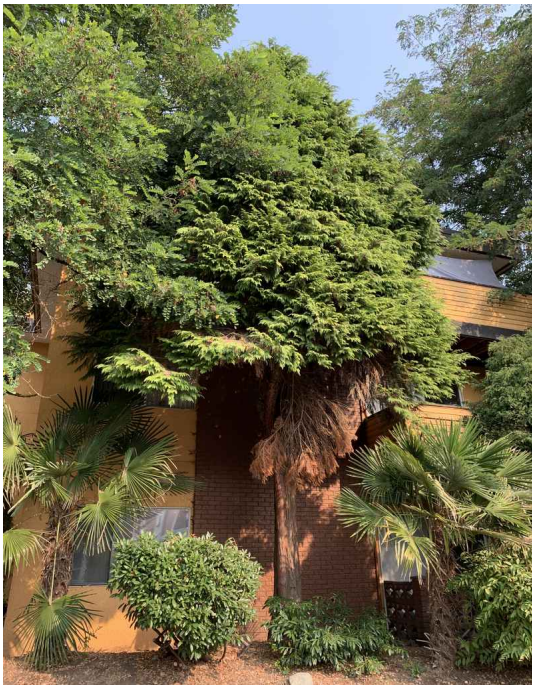
Tree #32

Tree #33

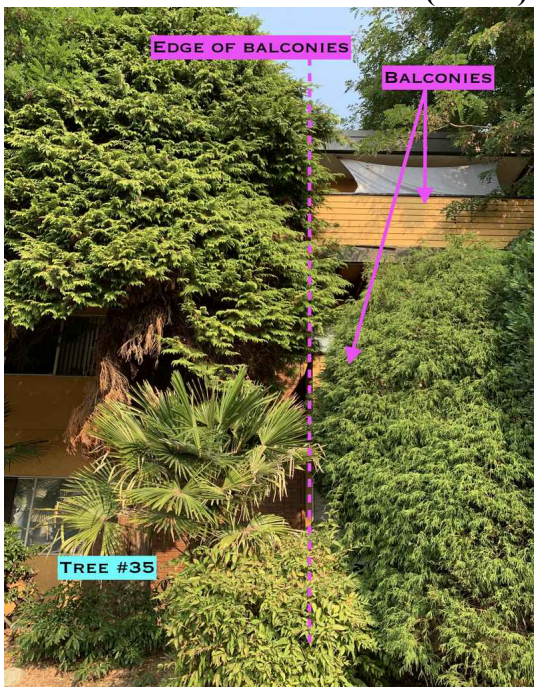
Tree #34

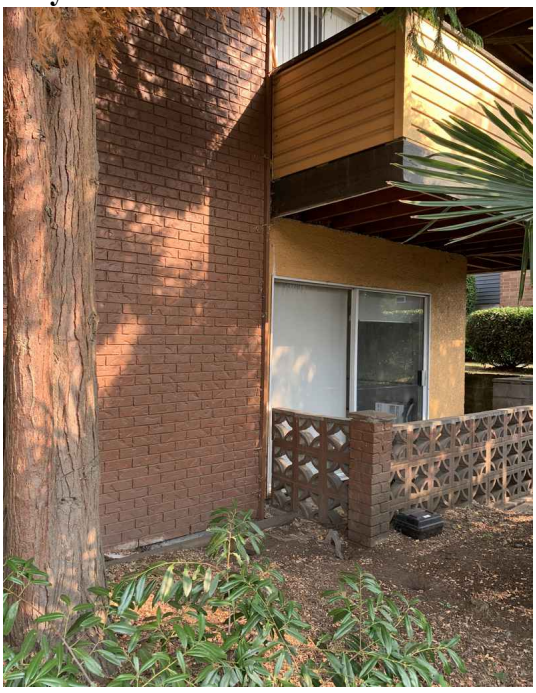
Trees #30 - #34 are ~1.3m outside the podium area

Tree #35 – DBHs are 34 and 17 cm.



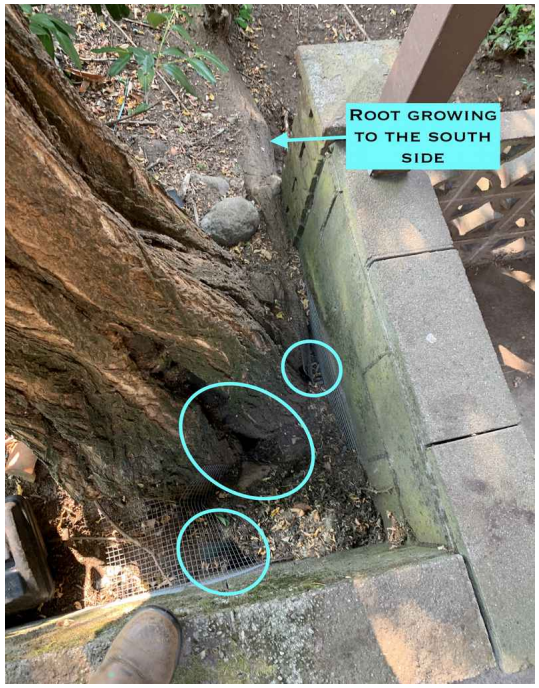
Tree #35 is ~7' (2.13m) away from the balconies on the southeast corner of the building



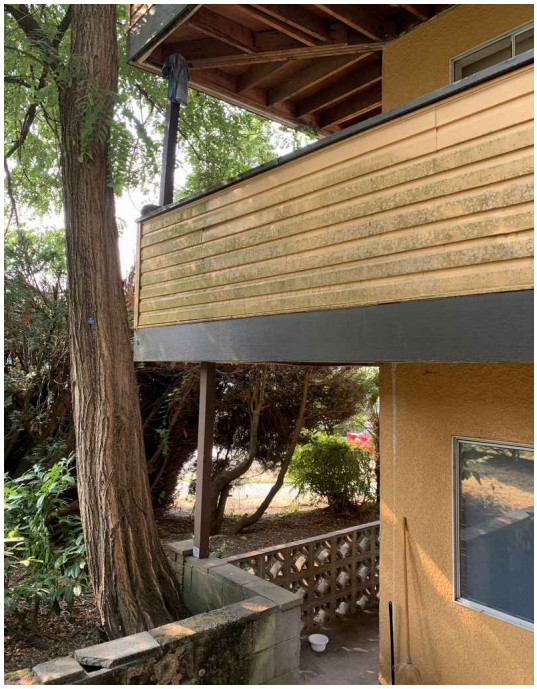


Tree #36 – Multi-stemmed, asymmetrical crown. DBH of largest stem is ~23 cm. Smaller stems are ~14 cm.

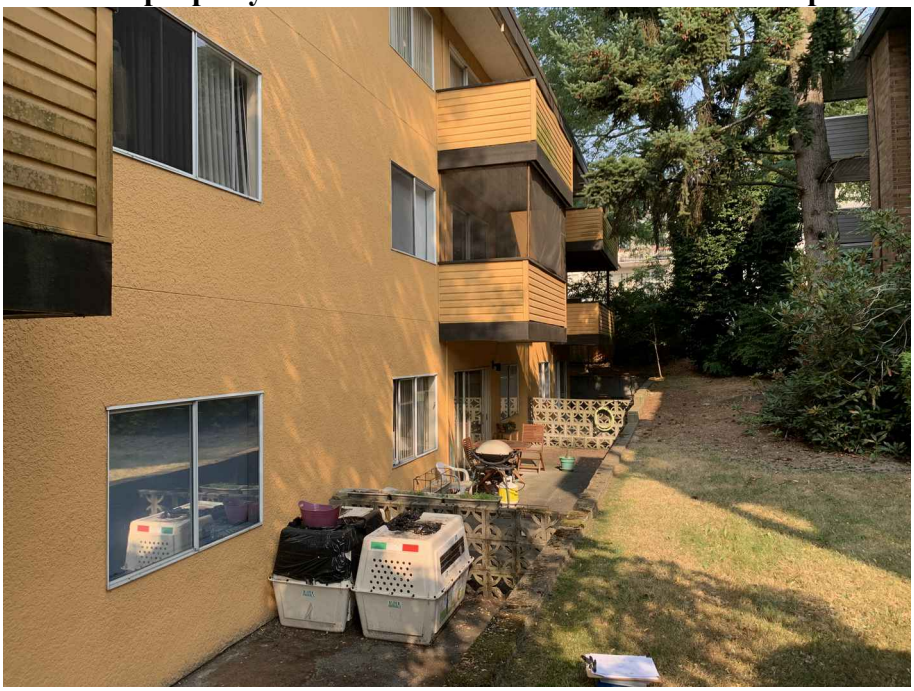
Tree #37 – North and west rooting area restricted by a retaining wall. Gaps can be found at the root crown area.



Tree #37 – Retaining wall is ~1 m tall. Tree is ~30 cm away from existing balconies. New post and metal scaffolds are to be installed on concrete.



East side of the property. Trees A – D are all located outside the podium wall.

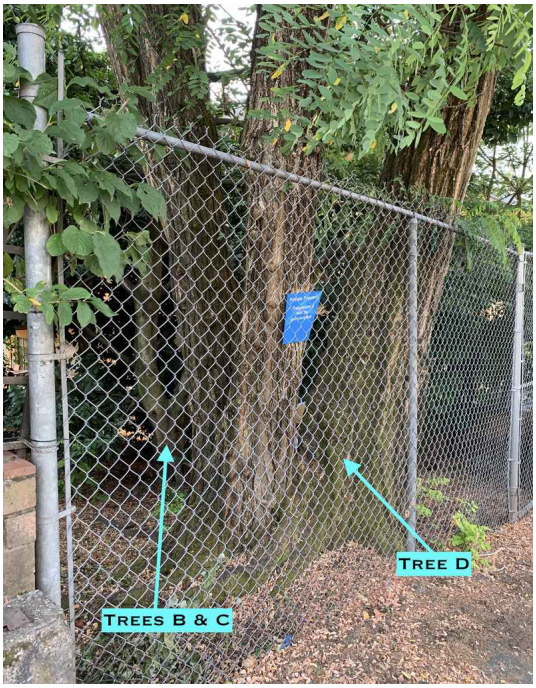


Tree A – DBH is 70 cm.

Tree A – Podium wall is approximately 4 feet (1.2 metres) east of the balconies and approximately 3.1 metres west of the tree.

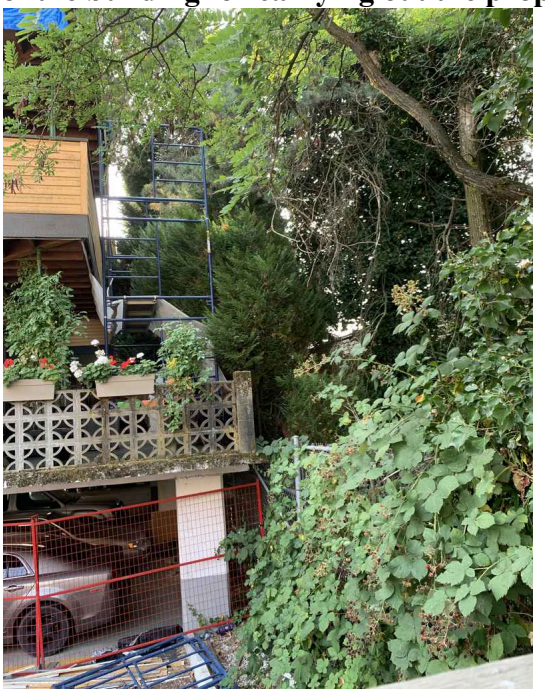
Trees B & C – Away from the podium wall and balconies.

Tree D – Behind Trees B & D



Trees E & F

Example of metal scaffolds installed on the podium on the west side of the building for carrying out the proposed works



North side of the property

South side of the property.

Trees G & H

New tree planting recommendations and location considerations

New tree installation is a vital component of development and maintenance of a sustainable urban forest. It is important to locate your new plantings in accordance with the species' growing habits or tendencies. Avoid planting your trees alongside buildings. Root ingress into drainage systems can occur and this can result in costly remedial work. It is good practice not to plant your trees under power lines or utility lines as this can lead to pruning that may grossly adulterate the overall form or shape of the tree. Be considerate of your neighbours when planting. Trees provide screening and privacy; you may not want to watch your neighbour's breakfast habits. Additionally, trees that cross property boundaries can cause friction between neighbours as the tree matures. The site plan attached to this report will outline suggested planting locations for new trees. Certain insecurities develop with trees as to their growth rate and overall size. All trees can be left to grow or be managed to retain a smaller form through proper pruning. It takes time for a tree to mature and time is an abstract concept for a lot of people. A small 12 foot tall tree can take up to 15-20 years to develop into a medium sized tree. When a new tree is planted, the tree will re-establish itself to its new location over the first couple of years. Small root growths take hold and the tree will begin to feel comfortable and start to thrive. After year 3, provided the tree has been maintained, formal growth will develop. It is very important to ensure proper watering with your new tree as it was previously growing in a nursery setting. In the process of being dug up and brought to market, the tree suffers almost 70-85% root loss. This means that the tree will have reduced reserves for water holding and can dry out or get dehydrated very quickly. Monitor your tree to ensure that it is getting enough hydration. Be sure to not over-water it as both over- and under-watering are the leading causes of decline in new plantings. With a little conscious awareness on your part, your new trees will flourish in the new landscape.

Table of selected replacement trees (refer to TMP for locations)

(Civic Approval is a "yes" or "no" answer to be filled in with a red marker, supportive and legitimate reasoning required for any disagreement with these recommendations)

Selected Replacement Tree Species	**Number of trees to be planted**	**General Locations**	**General Growth Habit**	**Civic approval (*Civic authority to complete this portion*)**
N/A				

ARBORIST INCLUSION - OUTLINE AND EXPECTATIONS

The city asks for additional outlines as follows: "An ISA Certified Arborist will be on-site to supervise any work* within any Tree Protection Zone (as noted on the approved development plans) and within 3 feet of any Tree Protection Zone (as noted on the approved development plans). *Work includes, but is not limited to: excavation, demolition, landscaping, walkway/retaining wall removal or installations, fence removal or installations, shrub or stump removals, Arborist directed grade changes. Fence post holes are to be reused as required. Failing a formal defined description within tree specific paragraphs within the report, Arborist inclusion is required for **"any and all work that may fall into the formal or prescribed TPB area."** A formal outline may not be outlined in the tree descriptions within the report but it is assumed and outlined in this paragraph that any and all work within a formal, designated or outlined TPB areas is expected to have Arborist inclusion. It should be noted that that any work within the formal TPB area or within 3 feet of any TPB area on any subject site will require Arborist inclusion, this is the definition of **Arborist's Inclusion.** Arborist inclusion is required within the bylaw for any and all retained site trees during construction or site development actions.
Refer to the PTB to clarify any questions, or discuss with the civic authority.

DBH, TPB and tree impact are listed in the summary table below.

Radial Span - Distance of measurement from the outside edge of an identified tree's trunk to the outside edge of the protection area.

**TPB sizes on site plan may reflect a larger or smaller area than indicated dependent upon site factors or existing infrastructure that may limit erection ability of TPB.*

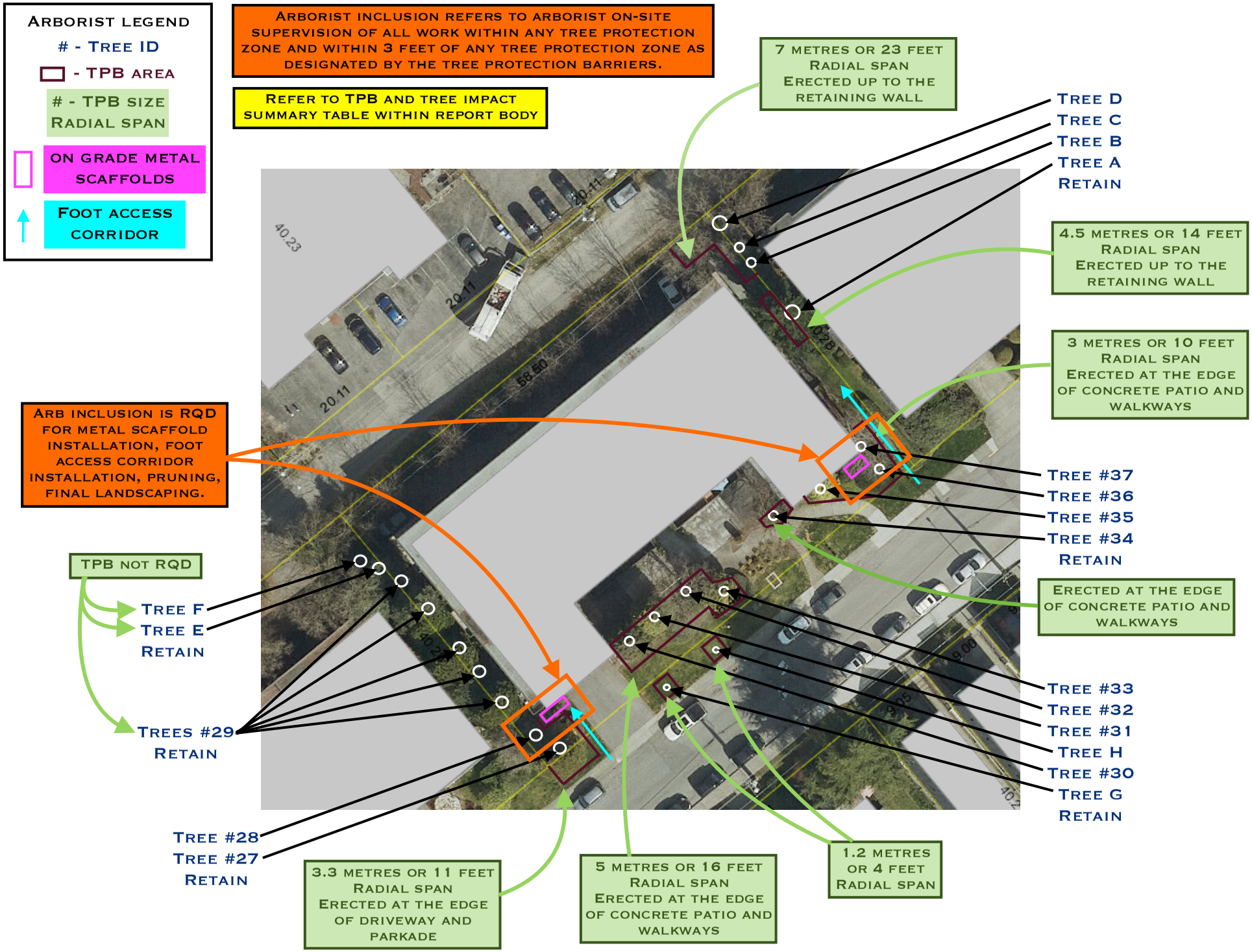
TPB AND TREE IMPACT SUMMARY TABLE

Tree Species	Tree ID #	DBH	Crown spread	Tree Location	TPB	Arborist Inclusion	Anticipated Site action
Sawara cypress	#27	51 cm DBH	4 m	SW corner	RQD 3.3 m or 11 ft	YES	Metal scaffold installation, foot access corridor installation, final landscaping, and any entry into the formal TPB area.
Pear	#28	36 cm DBH	4 m	SW corner	RQD 3 m or 10 ft	YES	Metal scaffold installation, foot access corridor installation, pruning, final landscaping, and any entry into the formal TPB area.
Cypress & Pine	#29	30 - 40 cm DBH	4 m	West PL, midspan	NOT RQD 3 m or 10 ft	YES	Pruning, final landscaping, and any entry into the formal TPB area.
Cypress	#30	45 cm DBH	4 m	SW quadrant	RQD 3 m or 10 ft	NO	No anticipated development influence at this time of reporting.
Cypress	#31	41 cm DBH	3 m	SW quadrant	RQD 2.7 m or 9 ft	NO	No anticipated development influence at this time of reporting.
Black locust	#32	46 cm DBH	8 m	SW quadrant	RQD 5 m or 16 ft	NO	No anticipated development influence at this time of reporting.
Cypress	#33	39 cm DBH	3 m	SW quadrant	RQD 2.4 m or 8 ft	NO	No anticipated development influence at this time of reporting.
Black locust	#34	43 cm DBH	8 m	SE quadrant	RQD 5 m or 16 ft	NO	No anticipated development influence at this time of reporting.
Cypress	#35	38 cm DBH	4 m	SE quadrant	RQD 3 m or 10 ft	YES	Metal scaffold installation, foot access corridor installation, pruning, final landscaping, and any entry into the formal TPB area.

Tree Species	Tree ID #	DBH	Crown spread	Tree Location	TPB	Arborist Inclusion	Anticipated Site action
Cypress	#36	35 cm DBH	4 m	SE quadrant	RQD 3 m or 10 ft	YES	Metal scaffold installation, foot access corridor installation, final landscaping, and any entry into the formal TPB area.
Black locust	#37	40 cm DBH	4 m	SE corner	NOT RQD 3 m or 10 ft	YES	Metal scaffold installation, foot access corridor installation, pruning, final landscaping, and any entry into the formal TPB area.
Douglas fir	A	70 cm DBH	7 m	East neighbour's west PL, midspan	RQD 4.5 m or 14 ft	NO	No anticipated development influence at this time of reporting.
Portuguese laurel	B	30 cm DBH	3 m	NW corner of east neighbour's property	RQD 2 m or 7 ft	NO	No anticipated development influence at this time of reporting.
Portuguese laurel	C	35 cm DBH	3 m	NW corner of east neighbour's property	RQD 2.1 m or 7 ft	NO	No anticipated development influence at this time of reporting.
Black locust	D	85 cm DBH	12 m	NW corner of east neighbour's property	RQD 7 m or 23 ft	NO	No anticipated development influence at this time of reporting.
Unidentified	E	30 cm DBH	3 m	NE corner of west neighbour's property	NOT RQD 2 m or 7 ft	NO	No anticipated development influence at this time of reporting.
Black locust	F	30 cm DBH	2 m	NE corner of west neighbour's property	NOT RQD 2 m or 7 ft	NO	No anticipated development influence at this time of reporting.
Cherry	G	N/A	N/A	South inner blvd, midspan	RQD 1.2 m or 4 ft	NO	No anticipated development influence at this time of reporting.
Cherry	H	N/A	N/A	South inner blvd, midspan	RQD 1.2 m or 4 ft	NO	No anticipated development influence at this time of reporting.

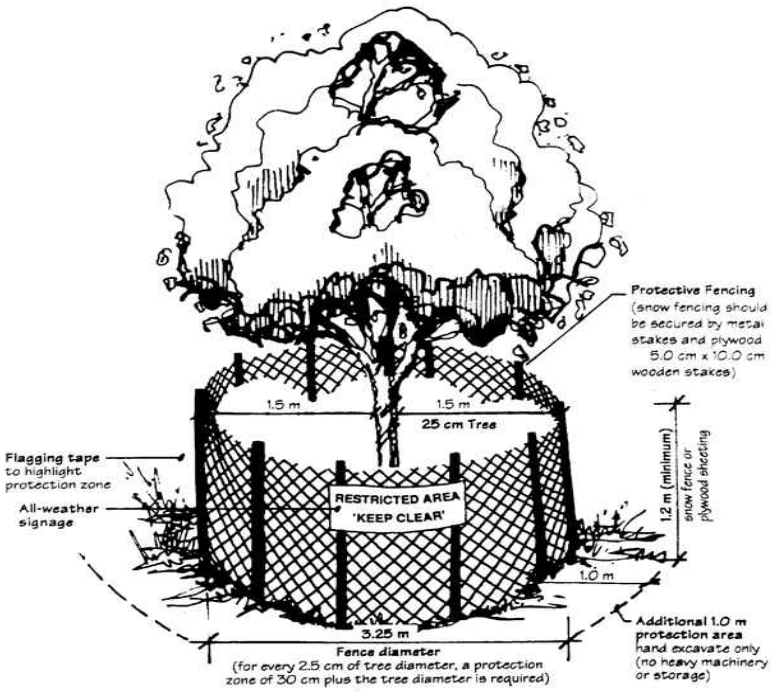
NOTE: All TPB is to be erected at the prescribed radial whenever possible. It can be stepped back 2 feet off of existing infrastructure to allow for site access or Arborist access for supervision areas.

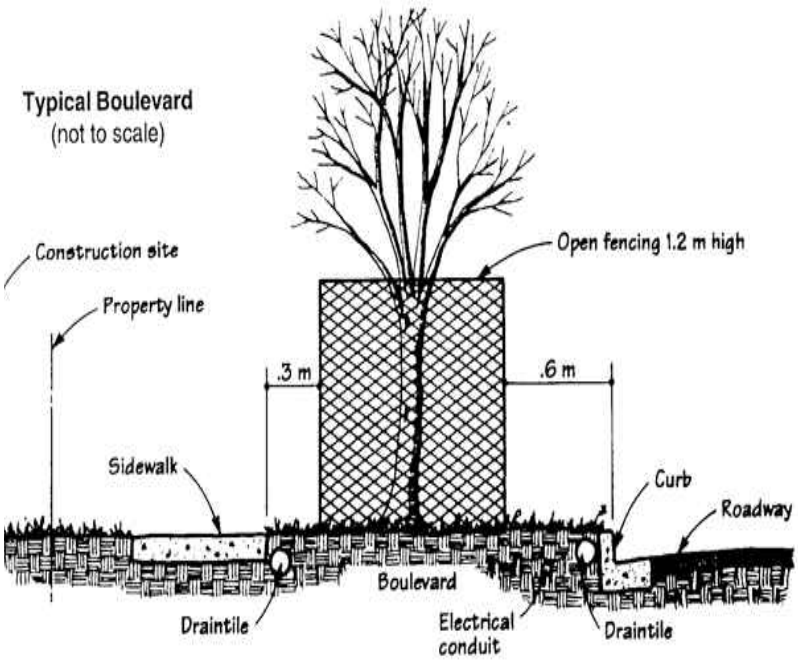
Refer to Fig 3 for TPB construction and operational parameters.


Arborist legend
- Tree ID
- TPB area
- TPB size
Radial span
On grade metal scaffolds
Foot access corridor
Arborist inclusion refers to arborist on-site supervision of all work within any tree protection zone and within 3 feet of any tree protection zone as designated by the tree protection barriers.
Refer to TPB and tree impact summary table within report body
7 metres or 23 feet Radial span Erected up to the retaining wall
Tree D
Tree C
Tree B
Tree A
Retain
4.5 metres or 14 feet Radial span Erected up to the retaining wall
3 metres or 10 feet Radial span Erected at the edge of concrete patio and walkways
Arb inclusion is RQD for metal scaffold installation, foot access corridor installation, pruning, final landscaping.
Tree #37
Tree #36
Tree #35
Tree #34
Retain
Erected at the edge of concrete patio and walkways
TPB not RQD
Tree F
Tree E
Retain
Trees #29
Retain
Tree #33
Tree #32
Tree #31
Tree H
Tree #30
Tree G
Retain
Tree #28
Tree #27
Retain
3.3 metres or 11 feet Radial span Erected at the edge of driveway and parkade
5 metres or 16 feet Radial span Erected at the edge of concrete patio and walkways
1.2 metres or 4 feet Radial span

Standard and Boulevard Tree Protection Barrier (TPB) guide/outline (Fig 3)

TPB is to be erected in accordance with municipal bylaw. Traditionally it is composed of wooden 2x4 construction and orange snow fencing material. It is to be erected in a suitable geometrical form or shape to encompass the outlined areas in the above mentioned report, or as described by development services. It is to be a permanent structure that can be maintained for the entire development process. It is to be adhered to and the inside area is not to be used for storage of supplies or rubbish. Any reduction in TPB should be supervised and Arborist consultation is mandatory.





ALL TPB WILL BE ERECTED IN A GEOMETRICAL FASHION WITH THE SIDES OF THE FORM REPRESENTING THE RADIAL SPAN. For any finish work post construction and for new landscape installation it is important to minimize ground penetrating activities within any outlined TPB areas. The grade of areas that are within TPB areas should be maintained. If there is any major ground penetrating activities required within TPB areas consultation with a Certified Arborist is recommended. Little or no ground penetration should be performed within the outlined TPB areas at any time during, or after development activities. **Any modification or adulteration of a TPB area should be verified with a Certified Arborist.** If there is any hesitation with respect to ownership of any outlined trees and/or distinctive actions to trees on this site it is recommended to consult with applicable parties to ensure that no one's property has been wrongfully adulterated. Monkey Tree Services/Tree Police Services Ltd does not designate ownership of outlined plant or tree materials described in this report.

NOTE: residual stumps in protected areas will require spot stump grinding and non extraction.

Signed,

(Digital Signature/Sent Electronically)

Wai Yin (Silas) Ling, FIT - Development Consultant
ISA Certified Arborist®, ISA Certified Arborist Municipal Specialist®, HK-1662AM
ISA Tree Risk Assessment Qualified (TRAQ)
Wildlife and Danger Tree Assessor #P2896
Tree Police Services Ltd (604) 833-2479

FIGURE #1 – tree care and monitoring during construction

Important information regarding the care and management of trees during construction.

The following list provides considerations for trees both PRE and POST construction influences or experiences. Reference these details and take reasonable and responsible care to preserve and protect your asset trees during the development process.

1. Trees are a vital resource that provide clean air and habitat for many urban birds and animals.
2. Trees provide the construction materials needed to enable the development undertaking.
3. Trees experience the sensation of being hungry or thirsty and need care in urban areas.
4. Trees can suffer greatly if not cared for both during and after construction activities.
5. Trees have an equal amount of active areas both above and below the ground.

1. It is important to maintain the prescribed Tree Protection Barriers (TPB). TPBs not only preserve the above ground tree entity, but are predominately used to outline the highly sensitive area of the root zone. The root zone is the underground half of the tree's biological function and stability mechanisms.

2. If your trees have had a minor or major amount of root plate adulteration with an Arborist involved, or supervised modifications, it is important to ensure in the following years that the trees have access to water. Either a new sprinkler system that covers the root area or a conscientious effort to ensure watering will meet this need and allow the tree to recover from remedial work as/if needed

3. Mulching the TPB area will reduce water evaporation and reduce water loss due to evaporation. Monkey Tree Services can provide you with mulch as needed. This mulch can also be left in place or landscaped on top or around the root zone. The remaining mulch will provide long-term time release fertilizing and aid in stress reduction from construction impacts.

4. It is important to keep an eye on your trees, both during and after the construction process, for small or subtle changes that may indicate a problem. Consult Tree Police Services Ltd, or another Certified Arborist firm, if symptoms arise, or you have uncertainties regarding the conditions of your trees.

5. Pruning requirements, or shaping of trees, should be kept to a minimum during the construction process. It is suggested that pruning be addressed just before final landscaping so as not to disrupt the new landscape installation and to allow for the trees' final placement of form in the new landscape. Clearance pruning for buildings etc. should be done with the least amount of pruning in order to allow for construction requirements. Final shaping can be done as outlined.

GENERAL TREE WATERING OUTLINE DURING CONSTRUCTION

A soaker hose is best suited for on going tree watering during construction. It can be spread out within the area on the grade and activated in line with local watering restrictions. It is best if turned on once per week for a 24 hour period.

Disclaimer and limited liability outline

This report is based on a visual inspection from the ground of the addressed property/properties and associated tree/trees. No crown inspection or elevated areas of the tree have been directly accessed/observed or core samples taken at the time of the outlined inspection. The report is a baseline assessment of the tree/trees based on the observed condition at said time of assessment. As described in the body of the report, it is based on observations from the ground only. The report in no way guarantees retention, health or longevity of assessed tree/trees due to the unpredictability and dynamic process of nature. This report is to be deemed as "Valid" on the date of inspection/inspections and does not account for changes that occur outside of or after the specific date of inspection, or specified site actions. Loss or alteration of any part of this report invalidates the entire report. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Tree Police Services can neither guarantee nor be responsible for the information provided by others. The report is for the sole use of the commissioning party and is not transferrable to a new owner. This document is not written and/or assigned to the subject property or re-development of said property. Tree Police Services, or any of its direct representatives under direct employ, are not responsible for assigning ownership of outlined trees. The report is written using the supplied site plan and/or survey provided by the property representatives and a basic site inspection. This report is unbiased and based on proper tree understanding and analysis as set forth by the **I**nternational **S**ociety of **A**rboriculture (**ISA**). Tree Police Services, or any direct representatives or anyone under employ, cannot be held accountable or liable for any wrong doings or negligence with use or improper use or application of above mentioned parameters. Tree Police Services should be retained for continuity purposes for consultation as/if recommended in this report. Additional reporting may be required during the development process. NOTE: Pursuant to the Preservation of Trees Bylaw or applicable tree bylaws within municipalities. Tree Police Services or any direct employees are only accountable to the direction of the overall owner of the subject property. The responsibility of bylaw compliance lies fully on the owner of the subject property. Tree Police Services and anyone under direct employ is fully available to work within expected bylaw parameters at the direction of the owner, the sole responsible party for applications of tree bylaw under development protocol. Tree Police Services is not responsible for TPB areas, nor for TPB infractions from daily site activities on the job site. It is up to the onsite development authority, agent, owner or civic authority relevant to the subject property to ensure TPB compliance. Submission or use of this document or portions thereof constitutes full acceptance of and agreement with this disclaimer.

This report is used to address the current conditions of the trees relative to the outlined purpose of the report. Tree Police Services does not assert future health and condition of trees outlined or mentioned in this report, nor is responsible for any future monitoring of trees outlined in this report or any subsequent reported development actions relating to outlined or potentially impacted trees. All work performed has been completed to preserve the integrity of the tree and, outside of normal weather or universal experience, the trees are certified suitable for retention or for removal dependent upon reported actions. The future monitoring and condition of the outlined trees is the sole responsibility of the current owner or future unknown owners of trees mentioned in this report or associated with the subject property address. Any retained trees should be future monitored and inspected by a certified professional Arborist. Any tree cited for retention in this report is suggested to be future monitored and inspected. Tree Police Services assumes no responsibility to or for future monitoring of tree or site conditions after the specified time of inspection or site actions associated with the specifics of the development. Tree Police Services or people under direct employ are not liable for future monitoring of site or neighbours' trees outside of set site actions or site development.

This report is a single entity and is to be considered the primary report. If additional reporting is required additional fees may apply. Site supervision and potential root pruning requires an assumption of liability by Tree Police Services and its representatives. Additional fees will be required for the assertion, execution, and follow-up documentation as/if required. A follow-up report or additional documentation will be prepared and maintained on file to verify and substantiate any actions undertaken by Tree Police Services to outline resultant actions performed on trees as/if required. If a copy of the follow-up report is not purchased, then the commissioning party will not be protected by information or explanations within the follow-up documentation. It will be for the exclusive use of Tree Police Services and anyone under its direct employ.

Submission or use of this document or portions thereof constitutes full acceptance, understanding of, and agreement with this disclaimer.

RE: 1021 Fourth Ave. Tree Permit

Milo Friesen <mfriesen@newwestcity.ca>

Tue 9/19/2023 10:11 AM

To:Quinton Daem <q.daem@mcintoshperry.com>
Cc:Doru Cornescu <D.Cornescu@mcintoshperry.com>;Gheorghe Piscociu <G.Piscociu@mcintoshperry.com>;'Monkey Tree Services Ltd' <monkeytreeservices@hotmail.com>

1 attachments (412 KB)

1021 Fourth Ave New West (Aug 30, 2023) LOU signed FINAL.pdf;

Hi Quinton

Tree Protection Barriers (TPB's) and root protection measures (mulch) can be built/applied to the specifications on the Tree Management Plan (TMP) from Tree Police and a **Letter of TPB Inspection** from the project arborist can be submitted to me.

The attached **LOU** can be signed by the prime contractor/builder and re-submitted.

I would recommend, if not done already, that yourself and the contractor read the arborist report carefully and ask your project arborist any questions/clarifications before work begins. The arborist has included detailed tree protection measures for the on-site trees and these will need to be adhered to during work – namely, arborist supervision when working in proximity to trees #27-29 and 35-37 with tree barriers and/or root protection measures (mulch) installed.

These projects have the tendency to spill their bounds and the most often result is a violation of the issued tree permit and/or the tree bylaw – eg., storage of materials, debris, garbage inside TPB's. Utilize your arborist to ensure security deposits are available for return following completion; failing to have the project arborist on-site where required may result in the forfeiture of security deposits.

Submit **TPB letter** and completed **LOU** and we'll bring you in for permit issuance/payment

Best,

Milo Friesen | ISA Certified Arborist and Tree Risk Assessor
Urban Forestry Technician

T 604 636 4360 **E** mfriesen@newwestcity.ca
City of New Westminster | Climate Action, Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

Please note that I am away on vacation the week of August 28th to September 1st 2023

From: Quinton Daem <q.daem@mcintoshperry.com>
Sent: Thursday, September 14, 2023 4:04 PM
To: Milo Friesen <mfriesen@newwestcity.ca>
Cc: Doru Cornescu <D.Cornescu@mcintoshperry.com>; Gheorghe Piscociu <G.Piscociu@mcintoshperry.com>
Subject: [EXTERNAL] Re: 1021 Fourth Ave. Tree Permit

Hi Milo,

Please let me know if you have received the documents and how we must proceed. Thanks,

Quinton Daem

Project Coordinator
T. 604.219.4689 | **C.** 604.219.4689
q.daem@mcintoshperry.com | www.mcintoshperry.com

McINTOSH PERRY
egis GROUP

Turning Possibilities Into Reality

From: Quinton Daem <q.daem@mcintoshperry.com>
Sent: Wednesday, September 13, 2023 10:28 AM
To: Milo Friesen <mfriesen@newwestcity.ca>
Cc: Doru Cornescu <D.Cornescu@mcintoshperry.com>; Gheorghe Piscociu <G.Piscociu@mcintoshperry.com>
Subject: Re: 1021 Fourth Ave. Tree Permit

Morning Milo,

Please see attached documents including arborist report and signed docs, please advise on how we need to proceed.

Thank you,

Quinton Daem

Project Coordinator
T. 604.219.4689 | **C.** 604.219.4689
q.daem@mcintoshperry.com | www.mcintoshperry.com

McINTOSH PERRY
egis GROUP

Turning Possibilities Into Reality

From: Milo Friesen <mfriesen@newwestcity.ca>
Sent: Thursday, August 3, 2023 10:39 AM

To: Doru Cornescu <D.Cornescu@mcintoshperry.com>; Quinton Daem <q.daem@mcintoshperry.com>; Gheorghe Piscociu <G.Piscociu@mcintoshperry.com>
Cc: 'info@atlanticpacific.construction' <info@atlanticpacific.construction>; Alyssa Randhawa <arandhawa@newwestcity.ca>; Michael Racanello <mracanello@newwestcity.ca>
Subject: 1021 Fourth Ave. Tree Permit

Hi Quinton

The Building Permit (BP014168) issued for your project at 1021 Fourth Ave. is **On-Hold,** effective immediately, as no Tree Permit has been issued for this work.

A previous application for this address pertaining to service connections was applied for in early 2022 and this was the permit signed by McIntosh Perry on August 2nd. We have not received any tree permit application for this balcony work by MP and **no work can occur on-site until a tree permit is issued**.

Go to our CAMINO application system here: https://www.newwestcity.ca/services/trees/tree-permits and apply for your tree permit. An arborist report will be required.

Best,

Milo Friesen | ISA Certified Arborist and Tree Risk Assessor
Urban Forestry Technician

T 604 636 4360 **E** mfriesen@newwestcity.ca
City of New Westminster | Climate Action, Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

Between March 15th and September 30th all tree permits are subject to the Migratory Birds Convention Act and BC Wildlife Act

All replacement trees shall be planted under the direction and supervision of the project arborist

Please note that due to the variable nature of the job, City arborists may not be available at City Hall for drop-ins. Please ensure you have made an appointment to meet with a City arborist at treebylaw@newwestcity.ca

CO2 1021 4th ave pdf

Final Audit Report 2023-11-01

Created:	2023-10-30
By:	Kleanda Hoxhaj (k.hoxhaj@capreit.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUvVCmOilbbsy5BT0z1LGoSKFPd0Oo1kH

"CO2 1021 4th ave pdf" History

Document created by Kleanda Hoxhaj (k.hoxhaj@capreit.net)
2023-10-30 - 5:51:07 PM GMT

Document emailed to Nick Savino (n.savino@capreit.net) for signature
2023-10-30 - 5:51:40 PM GMT

Email viewed by Nick Savino (n.savino@capreit.net)
2023-11-01 - 6:39:31 PM GMT

Document e-signed by Nick Savino (n.savino@capreit.net)
Signature Date: 2023-11-01 - 6:39:39 PM GMT - Time Source: server

Agreement completed.
2023-11-01 - 6:39:39 PM GMT