

**Invoice**

200-6240 Highway 7, Woodbridge, ON L4H 4G3 T. 905-856-5200 F. 905-695-0221

Tax Registration Number: 82123 8847

July 21, 2021

Invoice No: 83734

Accounts Payable  
CAPREIT 2 Limited Partnership  
31 Davisville Avenue  
Suite 101  
Toronto, ON M4S 1G3

Project CCC-213367-00 3836 Carrigan Court, Burnaby-Structure-CAP REIT

Purchase Order No. 8501965

**Project Management Fee**

Trade Amount 195,552.00

Fee Percentage 5.50

CCMS Fee 10,755.36

% Billable 100.00

**CCMS Fee****10,755.36****Taxes**

Harmonized Sales Tax 82123 8847

13.00 % of 10,755.36

1,398.20

**Total Taxes****1,398.20****1,398.20****Total this Invoice** **\$12,153.56**

# McINTOSH PERRY

July 21, 2021

CAPREIT GP Inc.  
11 Church Street, Suite 401  
Toronto, Ontario  
M5E 1W1

**Attention: Mr. Gobal Mailwaganam,**  
Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 3836 Carrigan Court, Burnaby  
Purchase Order No. 8501964  
Progress Draw No. 1  
Our Reference No: 213367

As requested, we have reviewed the first invoice No. 48 dated July 23, 2021 submitted by The Edge Group. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$195,552.00 accurately represents the value of the repair work carried out by The Edge Group at this building to date.

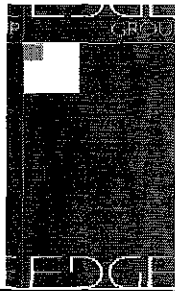
We therefore recommend payment of **\$184,796.64** arrived at as follows:

Total Work:	<b>\$ 195,552.00</b>
Less 10% Holdback	\$ 19,555.20
Sub-Total	\$ 175,996.80
Plus G.S.T.	\$ 8,799.84
<b>Amount Due:</b>	<b>\$ 184,796.64</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry Limited**

John Fitzgerald, B.Tech.  
Vice President, Building Restoration



6976 Palm Avenue  
Burnaby, BC V5J 4M3

# Invoice

Date	Invoice #
Jul 23, 2021	48

Bill To
CAPREIT Limited Partnersip 31 Davisville Ave. Suite 101 Toronto, ON M4S 1G3

Ship To
3836 Carrigan Court Burnaby , BC V3N 4P7

P.O. No.	Terms	Due Date	Job
8501964		Aug 23, 2021	21-003-3836 Carrigan Court

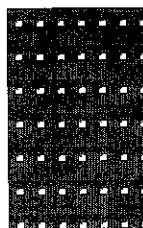
Description	Amount
Remove the existing balcony railing assembly	8,856.00
Remove the stucco assembly up from the deck	890.00
Remove or pull back debonded/delaminated waterproofing membrane from the balcony decks	2,664.00
Remove and replace the existing membrane where membrane cannot be reinstated	4,140.00
Remove the existing waterproofing topping material and the sheathing board on the top surface of the balcony decks	1,080.00
Remove and replace the existing soffit to match existing	12,800.00
Remove and replace the front header on existing balcony railing assembly	2,508.00
Remove and replace deteriorated wood joist framing	1,200.00
Remove and replace existing deteriorated and cracked stucco and sheathing paper	4,620.00
Supply and install new metal flashing and metal drip edges over exposed areas	472.00
Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly	2,400.00
Remove and replace deteriorated sealant or apply where missing	800.00
Remove and replace deteriorated wood siding	976.00
Remove and replace existing deteriorated and cracked stucco and sheathing paper from the exterior wall assembly	3,080.00
Remove and replace/reinforce existing wall studs and framing members with new	890.00
Clean, prime, and paint areas of deteriorating paint within the exterior siding	1,240.00
Remove and replace deteriorated or damaged sections of insulation within the exterior wall cavities	940.00
Remove and replace deteriorated sealant or apply where missing	2,400.00
Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	55,120.00
Concrete major repair on the top surface of the garage roof slab	4,490.00
Concrete through slab repair of the garage roof slab	1,798.00
Concrete repair on the soffit of the garage roof slab	2,200.00
Concrete vertical repair on the foundation walls and shear walls	620.00
Supply and install reinforcing steel	1,800.00
Paint the interior of the parking garage columns, walls soffit and foundation walls where the concrete has been repaired	1,240.00
Allowance to locally repair and replace the fire alarm, mechanical and electrical equipment and sprinkler system where affected by work	3,200.00
Inject leaking cracks on foundation walls	5,280.00
Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	22,048.00

Cost associated with safely removing the asbestos contaminated stucco finished assembly from exterior walls that adjoin the balcony areas	8,000.00
Mobilization/Demobilization	34,800.00
Cost of a building permit	3,000.00

GST/HST No.

838538197BC0001

Sub Total	\$ 195,552.00
Hold Back	\$ 19,555.20
Sub Total	\$ 175,996.80
HST	\$ 8,799.84
<b>Total</b>	<b>\$ 184,796.64</b>



6976 Palm Avenue  
Burnaby, BC V5J 4M3  
Phone: 604-423-5383

**Customer:** CAPREIT Limited Partnership  
**Job #:** 21-003  
**Application #:** 1.0  
**From Date:** Jun 24, 2021  
**To Date:** Jul 30, 2021

### PROGRESS BILLING APPLICATION

#### CONTRACT

Item #	Description	Unit of Measure	Scheduled Units	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units to Date	Previous Percent	Current Percent	Total Percent	Work Completed Previous	Work Completed Current	Total Completed
1.01	Remove the existing balcony railing assembly	Linear Metre	90.0000	246.00	22,140.00	0.0000	36.0000	36.0000	0	40	40		8,856.00	8,856.00
1.02	Remove the stucco assembly up from the deck	Linear Metre	25.0000	89.00	2,225.00	0.0000	10.0000	10.0000	0	40	40		890.00	890.00
1.03	Remove or pull back debonded/delaminated waterproofing membrane from the balcony decks	Square Metre	90.0000	74.00	6,660.00	0.0000	36.0000	36.0000	0	40	40		2,664.00	2,664.00
1.04	Remove and replace the existing membrane where membrane cannot be reinstated	Square Metre	90.0000	115.00	10,350.00	0.0000	36.0000	36.0000	0	40	40		4,140.00	4,140.00

1.05	Remove the existing waterproofing topping material and the sheathing board on the top surface of the balcony decks	Linear Metre	20.0000	135.00	2,700.00	0.0000	8.0000	8.0000	0	40	40		1,080.00	1,080.00
1.06	Remove and replace the existing soffit to match existing	Square Metre	100.0000	320.00	32,000.00	0.0000	40.0000	40.0000	0	40	40		12,800.00	12,800.00
1.07	Remove and replace the front header on existing balcony railing assembly	Square Metre	55.0000	114.00	6,270.00	0.0000	22.0000	22.0000	0	40	40		2,508.00	2,508.00
1.08	Remove and replace deteriorated wood joist framing	Linear Metre	15.0000	200.00	3,000.00	0.0000	6.0000	6.0000	0	40	40		1,200.00	1,200.00
1.09	Remove and replace existing deteriorated and cracked stucco and sheathing paper	Linear Metre	75.0000	154.00	11,550.00	0.0000	30.0000	30.0000	0	40	40		4,620.00	4,620.00
1.10	Supply and install new metal flashing and metal drip edges over exposed	Linear Metre	20.0000	59.00	1,180.00	0.0000	8.0000	8.0000	0	40	40		472.00	472.00

	areas													
1.11	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly	Linear Metre	150.0000	40.00	6,000.00	0.0000	60.0000	60.0000	0	40	40		2,400.00	2,400.00
1.12	Remove and replace deteriorated sealant or apply where missing	Linear Metre	50.0000	40.00	2,000.00	0.0000	20.0000	20.0000	0	40	40		800.00	800.00
1.13	Remove and replace deteriorated wood siding	Square Metre	10.0000	244.00	2,440.00	0.0000	4.0000	4.0000	0	40	40		976.00	976.00
1.14	Remove and replace existing deteriorated and cracked stucco and sheathing paper from the exterior wall assembly	Square Metre	50.0000	154.00	7,700.00	0.0000	20.0000	20.0000	0	40	40		3,080.00	3,080.00
1.15	Remove and replace/reinforce existing wall studs and framing members with new	Linear Metre	25.0000	89.00	2,225.00	0.0000	10.0000	10.0000	0	40	40		890.00	890.00

1.16	Clean, prime, and paint areas of deteriorating paint within the exterior siding	Square Metre	25.0000	124.00	3,100.00	0.0000	10.0000	10.0000	0	40	40		1,240.00	1,240.00
1.17	Remove and replace deteriorated or damaged sections of insulation within the exterior wall cavities	Square Metre	25.0000	94.00	2,350.00	0.0000	10.0000	10.0000	0	40	40		940.00	940.00
1.18	Remove and replace deteriorated sealant or apply where missing	Linear Metre	150.0000	40.00	6,000.00	0.0000	60.0000	60.0000	0	40	40		2,400.00	2,400.00
1.19	Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	Square Metre	200.0000	689.00	137,800.00	0.0000	80.0000	80.0000	0	40	40		55,120.00	55,120.00
1.20	Concrete major repair on the top surface of the garage roof slab	Square Metre	25.0000	449.00	11,225.00	0.0000	10.0000	10.0000	0	40	40		4,490.00	4,490.00
1.21	Concrete through slab repair of the	Square Metre	5.0000	899.00	4,495.00	0.0000	2.0000	2.0000	0	40	40		1,798.00	1,798.00



	garage roof slab													
1.22	Concrete repair on the soffit of the garage roof slab	Square Metre	5.0000	1,100.00	5,500.00	0.0000	2.0000	2.0000	0	40	40		2,200.00	2,200.00
1.23	Concrete vertical repair on the foundation walls and shear walls	Square Metre	1.0000	1,550.00	1,550.00	0.0000	0.4000	0.4000	0	40	40		620.00	620.00
1.24	Supply and install reinforcing steel	Kilograms	300.0000	15.00	4,500.00	0.0000	120.0000	120.0000	0	40	40		1,800.00	1,800.00
1.25	Paint the interior of the parking garage columns, walls soffit and foundation walls where the concrete has been repaired	Square Metre	25.0000	124.00	3,100.00	0.0000	10.0000	10.0000	0	40	40		1,240.00	1,240.00
1.26	Allowance to locally repair and replace the fire alarm, mechanical and electrical equipment and sprinkler system where affected by work	LS - LumpSum	0.0000	0	8,000.00	0.0000	0.0000	0.0000	0	40	40		3,200.00	3,200.00
1.27	Inject leaking cracks on foundation walls	Linear Metre	30.0000	440.00	13,200.00	0.0000	12.0000	12.0000	0	40	40		5,280.00	5,280.00
1.28	Remove and	Square	80.0000	689.00	55,120.00	0.0000	32.0000	32.0000	0	40	40		22,048.00	22,048.00

	replace the overburden materials, waterproofing membrane above the garage roof slab	Metre												
1.29	Cost associated with safely removing the asbestos contaminated stucco finished assembly from exterior walls that adjoin the balcony areas	LS - LumpSum	0.0000	0	20,000.00	0.0000	0.0000	0.0000	0	40	40		8,000.00	8,000.00
1.30	Mobilization/Demo bilization	LS - LumpSum	0.0000	0	87,000.00	0.0000	0.0000	0.0000	0	40	40		34,800.00	34,800.00
1.31	Cost of a building permit	LS - LumpSum	0.0000	0	7,500.00	0.0000	0.0000	0.0000	0	40	40		3,000.00	3,000.00
					488,880.00						40	0	195,552.00	195,552.00

#### CHANGE ORDERS

Item #	Description	Unit of Measure	Scheduled Units	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units to Date	Previous Percent	Current Percent	Total Percent	Work Completed Previous	Work Completed Current	Total Completed and Stored
					0					0		0	0	0

**CONTRACT + CHANGE ORDERS**

	Contract Amount	Previous	Current	Total to Date
Total	488,880.00	0	195,552.00	195,552.00

**PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Sum	\$488,880.00
Authorized Changes To Date	\$0
Contract Sum To Date	\$488,880.00
Total Completed To Date	\$195,552.00
Holdback	\$19,555.20
Total Earned Less Holdback	\$175,996.80
Less Previous Application	\$0

<b>Amount Payable This Application</b>	\$175,996.80
<b>Balance To Finish Including Holdback</b>	\$312,883.20



WORKING TO MAKE A DIFFERENCE

**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

Edge Group West Ltd.  
155 Regina Rd.  
VAUGHAN, ON L4L 8L9

July 21, 2021

**Person/Business : EDGE GROUP WEST LTD.**  
**Account number : 200380614**

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

This firm has had continuous coverage with us since July 27, 2020 and has satisfied assessment remittance requirements to **July 01, 2021**.

The next payment that will affect this firm's clearance status is due on October 20, 2021.

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132515919**  
**CLRA1A**

**Now you can report payroll and pay premiums online.**

**Visit [www.worksafebc.com](http://www.worksafebc.com)**

*Please refer to your account number in your correspondence or when contacting the Assessment Department.*

**To alter this document constitutes fraud.**

# McINTOSH PERRY

December 22, 2021

CAPREIT GP Inc.  
11 Church Street, Suite 401  
Toronto, Ontario  
M5E 1W1

**Attention: Mr. Gobal Mailwaganam,**  
Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 3836 Carrigan Court, Burnaby  
Purchase Order No. 8501964  
Progress Draw No. 2  
Our Reference No: 213367

As requested, we have reviewed the second invoice No. 56 dated August 31, 2021 submitted by The Edge Group and received on December 22, 2021. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$391,104.00 accurately represents the value of the repair work carried out by The Edge Group at this building to date.

We therefore recommend payment of **\$184,796.64** arrived at as follows:

Total Work:	\$ 195,552.00
Less 10% Holdback	\$ 19,555.20
Sub-Total	\$ 175,996.80
Plus G.S.T.	\$ 8,799.84
<b>Amount Due:</b>	<b>\$ 184,796.64</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry**

**Gheorghe Piscociu, Project Manager**

**Adam Sharkawy, Project Manager**



6976 Palm Avenue  
Burnaby, BC V5J 4M3

# Invoice

Date	Invoice #
Aug 31, 2021	56

Bill To
CAPREIT Limited Partnersip 31 Davisville Ave. Suite 101 Toronto, ON M4S 1G3

Ship To
3836 Carrigan Court Burnaby , BC V3N 4P7

P.O. No.	Terms	Due Date	Job
8501964		Sep 30, 2021	21-003-3836 Carrigan Court

Description	Amount
Remove the existing balcony railing assembly	8,856.00
Remove the stucco assembly up from the deck	890.00
Remove or pull back debonded/delaminated waterproofing membrane from the balcony decks	2,664.00
Remove and replace the existing membrane where membrane cannot be reinstated	4,140.00
Remove the existing waterproofing topping material and the sheathing board on the top surface of the balcony decks	1,080.00
Remove and replace the existing soffit to match existing	12,800.00
Remove and replace the front header on existing balcony railing assembly	2,508.00
Remove and replace deteriorated wood joist framing	1,200.00
Remove and replace existing deteriorated and cracked stucco and sheathing paper	4,620.00
Supply and install new metal flashing and metal drip edges over exposed areas	472.00
Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly	2,400.00
Remove and replace deteriorated sealant or apply where missing	800.00
Remove and replace deteriorated wood siding	976.00
Remove and replace existing deteriorated and cracked stucco and sheathing paper from the exterior wall assembly	3,080.00
Remove and replace/reinforce existing wall studs and framing members with new	890.00
Clean, prime, and paint areas of deteriorating paint within the exterior siding	1,240.00
Remove and replace deteriorated or damaged sections of insulation within the exterior wall cavities	940.00
Remove and replace deteriorated sealant or apply where missing	2,400.00
Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	55,120.00
Concrete major repair on the top surface of the garage roof slab	4,490.00
Concrete through slab repair of the garage roof slab	1,798.00
Concrete repair on the soffit of the garage roof slab	2,200.00
Concrete vertical repair on the foundation walls and shear walls	620.00
Supply and install reinforcing steel	1,800.00
Paint the interior of the parking garage columns, walls soffit and foundation walls where the concrete has been repaired	1,240.00
Allowance to locally repair and replace the fire alarm, mechanical and electrical equipment and sprinkler system where affected by work	3,200.00
Inject leaking cracks on foundation walls	5,280.00
Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	22,048.00

Cost associated with safely removing the asbestos contaminated stucco finished assembly from exterior walls that adjoin the balcony areas	8,000.00
Mobilization/Demobilization	34,800.00
Cost of a building permit	3,000.00

GST/HST No.

838538197BC0001

Sub Total	\$ 195,552.00
Hold Back	\$ 19,555.20
Sub Total	\$ 175,996.80
HST	\$ 8,799.84
<b>Total</b>	<b>\$ 184,796.64</b>





6976 Palm Avenue  
Burnaby, BC V5J 4M3  
Phone: 604-423-5383

**Customer:** CAPREIT Limited Partnersip  
**Job #:** 21-003  
**Application #:** 2.0  
**From Date:** Jul 31, 2021  
**To Date:** Aug 31, 2021

## PROGRESS BILLING APPLICATION

### CONTRACT

Item #	Description	Unit of Measure	Scheduled Units	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units to Date	Previous Percent	Current Percent	Total Percent	Work Completed Previous	Work Completed Current	Total Completed
1.01	Remove the existing balcony railing assembly	Linear Metre	90.0000	246.00	22,140.00	36.0000	36.0000	72.0000	40	40	80	8,856.00	8,856.00	17,712.00
1.02	Remove the stucco assembly up from the deck	Linear Metre	25.0000	89.00	2,225.00	10.0000	10.0000	20.0000	40	40	80	890.00	890.00	1,780.00
1.03	Remove or pull back debonded/delaminated waterproofing membrane from the balcony decks	Square Metre	90.0000	74.00	6,660.00	36.0000	36.0000	72.0000	40	40	80	2,664.00	2,664.00	5,328.00
1.04	Remove and replace the existing membrane where membrane cannot be reinstated	Square Metre	90.0000	115.00	10,350.00	36.0000	36.0000	72.0000	40	40	80	4,140.00	4,140.00	8,280.00

1.05	Remove the existing waterproofing topping material and the sheathing board on the top surface of the balcony decks	Linear Metre	20.0000	135.00	2,700.00	8.0000	8.0000	16.0000	40	40	80	1,080.00	1,080.00	2,160.00
1.06	Remove and replace the existing soffit to match existing	Square Metre	100.0000	320.00	32,000.00	40.0000	40.0000	80.0000	40	40	80	12,800.00	12,800.00	25,600.00
1.07	Remove and replace the front header on existing balcony railing assembly	Square Metre	55.0000	114.00	6,270.00	22.0000	22.0000	44.0000	40	40	80	2,508.00	2,508.00	5,016.00
1.08	Remove and replace deteriorated wood joist framing	Linear Metre	15.0000	200.00	3,000.00	6.0000	6.0000	12.0000	40	40	80	1,200.00	1,200.00	2,400.00
1.09	Remove and replace existing deteriorated and cracked stucco and sheathing paper	Linear Metre	75.0000	154.00	11,550.00	30.0000	30.0000	60.0000	40	40	80	4,620.00	4,620.00	9,240.00
1.10	Supply and install new metal flashing and metal drip edges over exposed	Linear Metre	20.0000	59.00	1,180.00	8.0000	8.0000	16.0000	40	40	80	472.00	472.00	944.00

	areas													
1.11	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly	Linear Metre	150.0000	40.00	6,000.00	60.0000	60.0000	120.0000	40	40	80	2,400.00	2,400.00	4,800.00
1.12	Remove and replace deteriorated sealant or apply where missing	Linear Metre	50.0000	40.00	2,000.00	20.0000	20.0000	40.0000	40	40	80	800.00	800.00	1,600.00
1.13	Remove and replace deteriorated wood siding	Square Metre	10.0000	244.00	2,440.00	4.0000	4.0000	8.0000	40	40	80	976.00	976.00	1,952.00
1.14	Remove and replace existing deteriorated and cracked stucco and sheathing paper from the exterior wall assembly	Square Metre	50.0000	154.00	7,700.00	20.0000	20.0000	40.0000	40	40	80	3,080.00	3,080.00	6,160.00
1.15	Remove and replace/reinforce existing wall studs and framing members with new	Linear Metre	25.0000	89.00	2,225.00	10.0000	10.0000	20.0000	40	40	80	890.00	890.00	1,780.00

1.16	Clean, prime, and paint areas of deteriorating paint within the exterior siding	Square Metre	25.0000	124.00	3,100.00	10.0000	10.0000	20.0000	40	40	80	1,240.00	1,240.00	2,480.00
1.17	Remove and replace deteriorated or damaged sections of insulation within the exterior wall cavities	Square Metre	25.0000	94.00	2,350.00	10.0000	10.0000	20.0000	40	40	80	940.00	940.00	1,880.00
1.18	Remove and replace deteriorated sealant or apply where missing	Linear Metre	150.0000	40.00	6,000.00	60.0000	60.0000	120.0000	40	40	80	2,400.00	2,400.00	4,800.00
1.19	Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	Square Metre	200.0000	689.00	137,800.00	80.0000	80.0000	160.0000	40	40	80	55,120.00	55,120.00	110,240.00
1.20	Concrete major repair on the top surface of the garage roof slab	Square Metre	25.0000	449.00	11,225.00	10.0000	10.0000	20.0000	40	40	80	4,490.00	4,490.00	8,980.00
1.21	Concrete through slab repair of the	Square Metre	5.0000	899.00	4,495.00	2.0000	2.0000	4.0000	40	40	80	1,798.00	1,798.00	3,596.00



	garage roof slab													
1.22	Concrete repair on the soffit of the garage roof slab	Square Metre	5.0000	1,100.00	5,500.00	2.0000	2.0000	4.0000	40	40	80	2,200.00	2,200.00	4,400.00
1.23	Concrete vertical repair on the foundation walls and shear walls	Square Metre	1.0000	1,550.00	1,550.00	0.4000	0.4000	0.8000	40	40	80	620.00	620.00	1,240.00
1.24	Supply and install reinforcing steel	Kilograms	300.0000	15.00	4,500.00	120.0000	120.0000	240.0000	40	40	80	1,800.00	1,800.00	3,600.00
1.25	Paint the interior of the parking garage columns, walls soffit and foundation walls where the concrete has been repaired	Square Metre	25.0000	124.00	3,100.00	10.0000	10.0000	20.0000	40	40	80	1,240.00	1,240.00	2,480.00
1.26	Allowance to locally repair and replace the fire alarm, mechanical and electrical equipment and sprinkler system where affected by work	LS - LumpSum	0.0000	0	8,000.00	0.0000	0.0000	0.0000	40	40	80	3,200.00	3,200.00	6,400.00
1.27	Inject leaking cracks on foundation walls	Linear Metre	30.0000	440.00	13,200.00	12.0000	12.0000	24.0000	40	40	80	5,280.00	5,280.00	10,560.00
1.28	Remove and	Square	80.0000	689.00	55,120.00	32.0000	32.0000	64.0000	40	40	80	22,048.00	22,048.00	44,096.00

	replace the overburden materials, waterproofing membrane above the garage roof slab	Metre												
1.29	Cost associated with safely removing the asbestos contaminated stucco finished assembly from exterior walls that adjoin the balcony areas	LS - LumpSum	0.0000	0	20,000.00	0.0000	0.0000	0.0000	40	40	80	8,000.00	8,000.00	16,000.00
1.30	Mobilization/Demo bilization	LS - LumpSum	0.0000	0	87,000.00	0.0000	0.0000	0.0000	40	40	80	34,800.00	34,800.00	69,600.00
1.31	Cost of a building permit	LS - LumpSum	0.0000	0	7,500.00	0.0000	0.0000	0.0000	40	40	80	3,000.00	3,000.00	6,000.00
					488,880.00						80	195,552.00	195,552.00	391,104.00

#### CHANGE ORDERS

Item #	Description	Unit of Measure	Scheduled Units	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units to Date	Previous Percent	Current Percent	Total Percent	Work Completed Previous	Work Completed Current	Total Completed and Stored
					0					0		0	0	0

**CONTRACT + CHANGE ORDERS**

	Contract Amount	Previous	Current	Total to Date
Total	488,880.00	195,552.00	195,552.00	391,104.00

**PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Sum	\$488,880.00
Authorized Changes To Date	\$0
Contract Sum To Date	\$488,880.00
Total Completed To Date	\$391,104.00
Holdback	\$39,110.40
Total Earned Less Holdback	\$351,993.60
Less Previous Application	\$175,996.80

<b>Amount Payable This Application</b>	\$175,996.80
<b>Balance To Finish Including Holdback</b>	\$136,886.40



# 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.

## Information Appearing in the Contract Documents

Name of Project

3836 Carrigan, Balcony, Exterior Walls and Parking Garage Repairs, British Columbia

Date of Contract: March 31 2021

Name of Owner

CAPREIT GP Inc. as General Partner for and on behalf of  
CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Application for payment number 1  
dated July 30 2021 is the last  
application for payment for which the Contractor has  
received payment.

## 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 Vaughan this 4 day of October in the year 2021  
*City/Town and Province*

Franco Di Giacomi


*Name*

CEO

*Title*

Tania Olivia Stalteri,  
a Commissioner, etc.,  
Province of Ontario, for  
Edge Group Ltd.  
Expires April 17, 2023

  
*Signature*

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

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CCDC

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**CCDC**

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WORKING TO MAKE A DIFFERENCE

**Assessment Department**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

**Location**

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

**Clearance Section**

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

Edge Group West Ltd.  
155 Regina Rd. Unit 4  
VAUGHAN, ON L4L 8L9

December 22, 2021

**Person/Business : EDGE GROUP WEST LTD.**  
**Account number : 200380614**

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

This firm has had continuous coverage with us since July 27, 2020 and has satisfied assessment remittance requirements to **October 01, 2021**.

The next payment that will affect this firm's clearance status is due on January 20, 2022.

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132801690**  
**CLRA1A**

**Now you can report payroll and pay premiums online.**

**Visit [www.worksafebc.com](http://www.worksafebc.com)**

*Please refer to your account number in your correspondence or when contacting the Assessment Department.*

**To alter this document constitutes fraud.**

# McINTOSH PERRY

December 22, 2021

CAPREIT GP Inc.  
11 Church Street, Suite 401  
Toronto, Ontario  
M5E 1W1

**Attention: Mr. Gobal Mailwaganam,**  
Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 3836 Carrigan Court, Burnaby  
Purchase Order No. 8501964  
Progress Draw No. 3  
Our Reference No: 213367

As requested, we have reviewed the third invoice No. 72 dated December 22, 2021 submitted by The Edge Group and received on December 22, 2021. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$488,880.00 accurately represents the value of the repair work carried out by The Edge Group at this building to date.

We therefore recommend payment of **\$92,398.32** arrived at as follows:

Total Work:	\$ 97,776.00
Less 10% Holdback	\$ 9,777.60
Sub-Total	\$ 87,998.40
Plus G.S.T.	\$ 4,399.92
<b>Amount Due:</b>	<b>\$ 92,398.32</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry**



**Gheorghe Piscociu, Project Manager**



**Adam Sharkawy, Project Manager**





6976 Palm Avenue  
Burnaby, BC V5J 4M3

# Invoice

Date	Invoice #
Dec 22, 2021	72

Bill To
CAPREIT Limited Partnersip 31 Davisville Ave. Suite 101 Toronto, ON M4S 1G3

Ship To
3836 Carrigan Court Burnaby , BC V3N 4P7

P.O. No.	Terms	Due Date	Job
8501964	30	Jan 21, 2022	21-003-3836 Carrigan Court

Description	Amount
Remove the existing balcony railing assembly	4,428.00
Remove the stucco assembly up from the deck	445.00
Remove or pull back debonded/delaminated waterproofing membrane from the balcony decks	1,332.00
Remove and replace the existing membrane where membrane cannot be reinstated	2,070.00
Remove the existing waterproofing topping material and the sheathing board on the top surface of the balcony decks	540.00
Remove and replace the existing soffit to match existing	6,400.00
Remove and replace the front header on existing balcony railing assembly	1,254.00
Remove and replace deteriorated wood joist framing	600.00
Remove and replace existing deteriorated and cracked stucco and sheathing paper	2,310.00
Supply and install new metal flashing and metal drip edges over exposed areas	236.00
Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly	1,200.00
Remove and replace deteriorated sealant or apply where missing	400.00
Remove and replace deteriorated wood siding	488.00
Remove and replace existing deteriorated and cracked stucco and sheathing paper from the exterior wall assembly	1,540.00
Remove and replace/reinforce existing wall studs and framing members with new	445.00
Clean, prime, and paint areas of deteriorating paint within the exterior siding	620.00
Remove and replace deteriorated or damaged sections of insulation within the exterior wall cavities	470.00
Remove and replace deteriorated sealant or apply where missing	1,200.00
Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	27,560.00
Concrete major repair on the top surface of the garage roof slab	2,245.00
Concrete through slab repair of the garage roof slab	899.00
Concrete repair on the soffit of the garage roof slab	1,100.00
Concrete vertical repair on the foundation walls and shear walls	310.00
Supply and install reinforcing steel	900.00
Paint the interior of the parking garage columns, walls soffit and foundation walls where the concrete has been repaired	620.00
Allowance to locally repair and replace the fire alarm, mechanical and electrical equipment and sprinkler system where affected by work	1,600.00
Inject leaking cracks on foundation walls	2,640.00
Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	11,024.00

Cost associated with safely removing the asbestos contaminated stucco finished assembly from exterior walls that adjoin the balcony areas	4,000.00
Mobilization/Demobilization	17,400.00
Cost of a building permit	1,500.00

GST/HST No.	838538197BC0001
-------------	-----------------

Sub Total	\$ 97,776.00
Hold Back	\$ 9,777.60
Sub Total	\$ 87,998.40
HST	\$ 4,399.92
<b>Total</b>	<b>\$ 92,398.32</b>



6976 Palm Avenue  
Burnaby, BC V5J 4M3  
Phone: 604-423-5383

**Customer:** CAPREIT Limited Partnership  
**Job #:** 21-003  
**Application #:** 3.0  
**From Date:** Sep 1, 2021  
**To Date:** Dec 22, 2021

## PROGRESS BILLING APPLICATION

### CONTRACT

Item #	Description	Unit of Measure	Scheduled Units	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units to Date	Previous Percent	Current Percent	Total Percent	Work Completed Previous	Work Completed Current	Total Completed
1.01	Remove the existing balcony railing assembly	Linear Metre	90.0000	246.00	22,140.00	72.0000	18.0000	90.0000	80	20	100	17,712.00	4,428.00	22,140.00
1.02	Remove the stucco assembly up from the deck	Linear Metre	25.0000	89.00	2,225.00	20.0000	5.0000	25.0000	80	20	100	1,780.00	445.00	2,225.00
1.03	Remove or pull back debonded/delaminated waterproofing membrane from the balcony decks	Square Metre	90.0000	74.00	6,660.00	72.0000	18.0000	90.0000	80	20	100	5,328.00	1,332.00	6,660.00
1.04	Remove and replace the existing membrane where membrane cannot be reinstated	Square Metre	90.0000	115.00	10,350.00	72.0000	18.0000	90.0000	80	20	100	8,280.00	2,070.00	10,350.00

1.05	Remove the existing waterproofing topping material and the sheathing board on the top surface of the balcony decks	Linear Metre	20.0000	135.00	2,700.00	16.0000	4.0000	20.0000	80	20	100	2,160.00	540.00	2,700.00
1.06	Remove and replace the existing soffit to match existing	Square Metre	100.0000	320.00	32,000.00	80.0000	20.0000	100.0000	80	20	100	25,600.00	6,400.00	32,000.00
1.07	Remove and replace the front header on existing balcony railing assembly	Square Metre	55.0000	114.00	6,270.00	44.0000	11.0000	55.0000	80	20	100	5,016.00	1,254.00	6,270.00
1.08	Remove and replace deteriorated wood joist framing	Linear Metre	15.0000	200.00	3,000.00	12.0000	3.0000	15.0000	80	20	100	2,400.00	600.00	3,000.00
1.09	Remove and replace existing deteriorated and cracked stucco and sheathing paper	Linear Metre	75.0000	154.00	11,550.00	60.0000	15.0000	75.0000	80	20	100	9,240.00	2,310.00	11,550.00
1.10	Supply and install new metal flashing and metal drip edges over exposed	Linear Metre	20.0000	59.00	1,180.00	16.0000	4.0000	20.0000	80	20	100	944.00	236.00	1,180.00



	areas													
1.11	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly	Linear Metre	150.0000	40.00	6,000.00	120.0000	30.0000	150.0000	80	20	100	4,800.00	1,200.00	6,000.00
1.12	Remove and replace deteriorated sealant or apply where missing	Linear Metre	50.0000	40.00	2,000.00	40.0000	10.0000	50.0000	80	20	100	1,600.00	400.00	2,000.00
1.13	Remove and replace deteriorated wood siding	Square Metre	10.0000	244.00	2,440.00	8.0000	2.0000	10.0000	80	20	100	1,952.00	488.00	2,440.00
1.14	Remove and replace existing deteriorated and cracked stucco and sheathing paper from the exterior wall assembly	Square Metre	50.0000	154.00	7,700.00	40.0000	10.0000	50.0000	80	20	100	6,160.00	1,540.00	7,700.00
1.15	Remove and replace/reinforce existing wall studs and framing members with new	Linear Metre	25.0000	89.00	2,225.00	20.0000	5.0000	25.0000	80	20	100	1,780.00	445.00	2,225.00



1.16	Clean, prime, and paint areas of deteriorating paint within the exterior siding	Square Metre	25.0000	124.00	3,100.00	20.0000	5.0000	25.0000	80	20	100	2,480.00	620.00	3,100.00
1.17	Remove and replace deteriorated or damaged sections of insulation within the exterior wall cavities	Square Metre	25.0000	94.00	2,350.00	20.0000	5.0000	25.0000	80	20	100	1,880.00	470.00	2,350.00
1.18	Remove and replace deteriorated sealant or apply where missing	Linear Metre	150.0000	40.00	6,000.00	120.0000	30.0000	150.0000	80	20	100	4,800.00	1,200.00	6,000.00
1.19	Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	Square Metre	200.0000	689.00	137,800.00	160.0000	40.0000	200.0000	80	20	100	110,240.00	27,560.00	137,800.00
1.20	Concrete major repair on the top surface of the garage roof slab	Square Metre	25.0000	449.00	11,225.00	20.0000	5.0000	25.0000	80	20	100	8,980.00	2,245.00	11,225.00
1.21	Concrete through slab repair of the	Square Metre	5.0000	899.00	4,495.00	4.0000	1.0000	5.0000	80	20	100	3,596.00	899.00	4,495.00

	garage roof slab													
1.22	Concrete repair on the soffit of the garage roof slab	Square Metre	5.0000	1,100.00	5,500.00	4.0000	1.0000	5.0000	80	20	100	4,400.00	1,100.00	5,500.00
1.23	Concrete vertical repair on the foundation walls and shear walls	Square Metre	1.0000	1,550.00	1,550.00	0.8000	0.2000	1.0000	80	20	100	1,240.00	310.00	1,550.00
1.24	Supply and install reinforcing steel	Kilograms	300.0000	15.00	4,500.00	240.0000	60.0000	300.0000	80	20	100	3,600.00	900.00	4,500.00
1.25	Paint the interior of the parking garage columns, walls soffit and foundation walls where the concrete has been repaired	Square Metre	25.0000	124.00	3,100.00	20.0000	5.0000	25.0000	80	20	100	2,480.00	620.00	3,100.00
1.26	Allowance to locally repair and replace the fire alarm, mechanical and electrical equipment and sprinkler system where affected by work	LS - LumpSum	0.0000	0	8,000.00	0.0000	0.0000	0.0000	80	20	100	6,400.00	1,600.00	8,000.00
1.27	Inject leaking cracks on foundation walls	Linear Metre	30.0000	440.00	13,200.00	24.0000	6.0000	30.0000	80	20	100	10,560.00	2,640.00	13,200.00
1.28	Remove and	Square	80.0000	689.00	55,120.00	64.0000	16.0000	80.0000	80	20	100	44,096.00	11,024.00	55,120.00

	replace the overburden materials, waterproofing membrane above the garage roof slab	Metre												
1.29	Cost associated with safely removing the asbestos contaminated stucco finished assembly from exterior walls that adjoin the balcony areas	LS - LumpSum	0.0000	0	20,000.00	0.0000	0.0000	0.0000	80	20	100	16,000.00	4,000.00	20,000.00
1.30	Mobilization/Demo bilization	LS - LumpSum	0.0000	0	87,000.00	0.0000	0.0000	0.0000	80	20	100	69,600.00	17,400.00	87,000.00
1.31	Cost of a building permit	LS - LumpSum	0.0000	0	7,500.00	0.0000	0.0000	0.0000	80	20	100	6,000.00	1,500.00	7,500.00
					488,880.00						100	391,104.00	97,776.00	488,880.00

#### CHANGE ORDERS

Item #	Description	Unit of Measure	Scheduled Units	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units to Date	Previous Percent	Current Percent	Total Percent	Work Completed Previous	Work Completed Current	Total Completed and Stored
					0					0		0	0	0

**CONTRACT + CHANGE ORDERS**

	Contract Amount	Previous	Current	Total to Date
Total	488,880.00	391,104.00	97,776.00	488,880.00

**PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Sum	\$488,880.00
Authorized Changes To Date	\$0
Contract Sum To Date	\$488,880.00
Total Completed To Date	\$488,880.00
Holdback	\$48,888.00
Total Earned Less Holdback	\$439,992.00
Less Previous Application	\$351,993.60

<b>Amount Payable This Application</b>	\$87,998.40
<b>Balance To Finish Including Holdback</b>	\$48,888.00



# 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.

## Information Appearing in the Contract Documents

Name of Project

3836 Carrigan, Balcony, Exterior Walls and Parking Garage Repairs, British Columbia

Date of Contract: March 31 2021

Name of Owner

CAPREIT GP Inc. General partner for and on behalf of  
CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Application for payment number 1  
dated 23 July 2021 is the last  
application for payment for which the Contractor has  
received payment.

## 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 Vaughan this 22 day of December in the year 2021  
*City/Town and Province*

Franco Di Giacomo

Name

CEO

Title

Signature

Tania Olivia Stalteri,  
a Commissioner, etc.,  
Province of Ontario, for  
Edge Group Ltd.  
Expires April 17, 2023

(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.**

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that any alterations, additions or  
modifications are set forth in  
supplementary conditions.

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**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

Edge Group West Ltd.  
155 Regina Rd. Unit 4  
VAUGHAN, ON L4L 8L9

December 22, 2021

**Person/Business : EDGE GROUP WEST LTD.**  
**Account number : 200380614**

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

This firm has had continuous coverage with us since July 27, 2020 and has satisfied assessment remittance requirements to **October 01, 2021**.

The next payment that will affect this firm's clearance status is due on January 20, 2022.

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132801690**  
**CLRA1A**

**Now you can report payroll and pay premiums online.**

**Visit [www.worksafebc.com](http://www.worksafebc.com)**

*Please refer to your account number in your correspondence or when contacting the Assessment Department.*

**To alter this document constitutes fraud.**

**Invoice**

200-6240 Highway 7, Woodbridge, ON L4H 4G3 T. 905-856-5200 F. 905-695-0221

Tax Registration Number: 82123 8847

December 22, 2021

Invoice No: 86675

Accounts Payable  
CAPREIT 2 Limited Partnership  
31 Davisville Avenue  
Suite 101  
Toronto, ON M4S 1G3

Project CCC-213367-00 3836 Carrigan Court, Burnaby-Structure-CAP REIT

Purchase Order No. 8501965

**Project Management Fee**

Trade Amount 195,552.00

Fee Percentage 5.50

CCMS Fee 10,755.36

% Billable 100.00

**CCMS Fee****10,755.36****Taxes**

Harmonized Sales Tax 82123 8847

13.00 % of 10,755.36

1,398.20

**Total Taxes****1,398.20****1,398.20****Total this Invoice** **\$12,153.56**



**Invoice**

200-6240 Highway 7, Woodbridge, ON L4H 4G3 T. 905-856-5200 F. 905-695-0221

Tax Registration Number: 82123 8847

December 22, 2021

Invoice No: 86676

Accounts Payable  
CAPREIT 2 Limited Partnership  
31 Davisville Avenue  
Suite 101  
Toronto, ON M4S 1G3

Project CCC-213367-00 3836 Carrigan Court, Burnaby-Structure-CAP REIT

Purchase Order No. 8501965

**Project Management Fee**

Trade Amount 97,776.00

Fee Percentage 5.50

CCMS Fee 5,377.68

% Billable 100.00

**CCMS Fee****5,377.68****Taxes**

Harmonized Sales Tax 82123 8847

13.00 % of 5,377.68

699.10

**Total Taxes****699.10****699.10****Total this Invoice** **\$6,076.78**

# McINTOSH PERRY

December 22, 2021

CAPREIT GP Inc.  
11 Church Street, Suite 401  
Toronto, Ontario  
M5E 1W1

**Attention: Mr. Gopal Mailwaganam,**  
Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 3868 Carrigan Court  
Holdback Release - PO 8501964  
Our Reference No: 213367

In accordance with your instructions, we have reviewed the release of holdback in the form of an invoice numbered 73 dated December 23, 2021 submitted by The Edge Group and received on December 23, 2021.

In accordance with the requirements detailed in the Construction Lien Act, the Contractor has submitted to us the following documentation:

- Certificate of Clearance from WorkSafe BC
- Statutory Declaration of Progress Payment Distribution by the Contractor, as required for the release of holdback by the Construction Lien Act

We confirm that the work completed under the contract with The Edge Group was substantially performed on December 22, 2021.

We advise that the holdback relating to this work, amounting to a total of \$48,888.00 plus the applicable Goods and Services Tax (HST), should be paid on the fifty-sixth (56th) day from the date of substantial performance.

We would be pleased to review the contents of this letter and/or enclosures with you.

Yours truly,  
**McIntosh Perry**



**Gheorghe Piscociu, Project Manager**



**Adam Sharkawy, Project Manager**



6976 Palm Avenue  
Burnaby, BC V5J 4M3

# Invoice

Date	Invoice #
Dec 23, 2021	73

Bill To
CAPREIT Limited Partnersip 31 Davisville Ave. Suite 101 Toronto, ON M4S 1G3

Ship To
3836 Carrigan Court Burnaby , BC V3N 4P7

P.O. No.	Terms	Due Date	Job
8501964	30	Jan 22, 2022	21-003-3836 Carrigan Court

Description	Amount
Holdback Invoice	

GST/HST No.	838538197BC0001
-------------	-----------------

Sub Total	\$ 0.00
Hold Back	\$ (48,888.00)
Sub Total	\$ 48,888.00
HST	\$ 2,444.40
<b>Total</b>	<b>\$ 51,332.40</b>



6976 Palm Avenue  
Burnaby, BC V5J 4M3  
Phone: 604-423-5383

**Customer:** CAPREIT Limited Partnership  
**Job #:** 21-003  
**Application #:** 4.0  
**From Date:** Dec 23, 2021  
**To Date:** Dec 23, 2021

## PROGRESS BILLING APPLICATION

### CONTRACT

Item #	Description	Unit of Measure	Scheduled Units	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units to Date	Previous Percent	Current Percent	Total Percent	Work Completed Previous	Work Completed Current	Total Completed
1.01	Remove the existing balcony railing assembly	Linear Metre	90.0000	246.00	22,140.00	90.0000	0.0000	90.0000	100	0	100	22,140.00	0	22,140.00
1.02	Remove the stucco assembly up from the deck	Linear Metre	25.0000	89.00	2,225.00	25.0000	0.0000	25.0000	100	0	100	2,225.00	0	2,225.00
1.03	Remove or pull back debonded/delaminated waterproofing membrane from the balcony decks	Square Metre	90.0000	74.00	6,660.00	90.0000	0.0000	90.0000	100	0	100	6,660.00	0	6,660.00
1.04	Remove and replace the existing membrane where membrane cannot be reinstated	Square Metre	90.0000	115.00	10,350.00	90.0000	0.0000	90.0000	100	0	100	10,350.00	0	10,350.00

1.05	Remove the existing waterproofing topping material and the sheathing board on the top surface of the balcony decks	Linear Metre	20.0000	135.00	2,700.00	20.0000	0.0000	20.0000	100	0	100	2,700.00	0	2,700.00
1.06	Remove and replace the existing soffit to match existing	Square Metre	100.0000	320.00	32,000.00	100.0000	0.0000	100.0000	100	0	100	32,000.00	0	32,000.00
1.07	Remove and replace the front header on existing balcony railing assembly	Square Metre	55.0000	114.00	6,270.00	55.0000	0.0000	55.0000	100	0	100	6,270.00	0	6,270.00
1.08	Remove and replace deteriorated wood joist framing	Linear Metre	15.0000	200.00	3,000.00	15.0000	0.0000	15.0000	100	0	100	3,000.00	0	3,000.00
1.09	Remove and replace existing deteriorated and cracked stucco and sheathing paper	Linear Metre	75.0000	154.00	11,550.00	75.0000	0.0000	75.0000	100	0	100	11,550.00	0	11,550.00
1.10	Supply and install new metal flashing and metal drip edges over exposed	Linear Metre	20.0000	59.00	1,180.00	20.0000	0.0000	20.0000	100	0	100	1,180.00	0	1,180.00

	areas													
1.11	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly	Linear Metre	150.0000	40.00	6,000.00	150.0000	0.0000	150.0000	100	0	100	6,000.00	0	6,000.00
1.12	Remove and replace deteriorated sealant or apply where missing	Linear Metre	50.0000	40.00	2,000.00	50.0000	0.0000	50.0000	100	0	100	2,000.00	0	2,000.00
1.13	Remove and replace deteriorated wood siding	Square Metre	10.0000	244.00	2,440.00	10.0000	0.0000	10.0000	100	0	100	2,440.00	0	2,440.00
1.14	Remove and replace existing deteriorated and cracked stucco and sheathing paper from the exterior wall assembly	Square Metre	50.0000	154.00	7,700.00	50.0000	0.0000	50.0000	100	0	100	7,700.00	0	7,700.00
1.15	Remove and replace/reinforce existing wall studs and framing members with new	Linear Metre	25.0000	89.00	2,225.00	25.0000	0.0000	25.0000	100	0	100	2,225.00	0	2,225.00

1.16	Clean, prime, and paint areas of deteriorating paint within the exterior siding	Square Metre	25.0000	124.00	3,100.00	25.0000	0.0000	25.0000	100	0	100	3,100.00	0	3,100.00
1.17	Remove and replace deteriorated or damaged sections of insulation within the exterior wall cavities	Square Metre	25.0000	94.00	2,350.00	25.0000	0.0000	25.0000	100	0	100	2,350.00	0	2,350.00
1.18	Remove and replace deteriorated sealant or apply where missing	Linear Metre	150.0000	40.00	6,000.00	150.0000	0.0000	150.0000	100	0	100	6,000.00	0	6,000.00
1.19	Remove and replace the overburden materials, waterproofing membrane above the garage roof slab	Square Metre	200.0000	689.00	137,800.00	200.0000	0.0000	200.0000	100	0	100	137,800.00	0	137,800.00
1.20	Concrete major repair on the top surface of the garage roof slab	Square Metre	25.0000	449.00	11,225.00	25.0000	0.0000	25.0000	100	0	100	11,225.00	0	11,225.00
1.21	Concrete through slab repair of the	Square Metre	5.0000	899.00	4,495.00	5.0000	0.0000	5.0000	100	0	100	4,495.00	0	4,495.00



	garage roof slab													
1.22	Concrete repair on the soffit of the garage roof slab	Square Metre	5.0000	1,100.00	5,500.00	5.0000	0.0000	5.0000	100	0	100	5,500.00	0	5,500.00
1.23	Concrete vertical repair on the foundation walls and shear walls	Square Metre	1.0000	1,550.00	1,550.00	1.0000	0.0000	1.0000	100	0	100	1,550.00	0	1,550.00
1.24	Supply and install reinforcing steel	Kilograms	300.0000	15.00	4,500.00	300.0000	0.0000	300.0000	100	0	100	4,500.00	0	4,500.00
1.25	Paint the interior of the parking garage columns, walls soffit and foundation walls where the concrete has been repaired	Square Metre	25.0000	124.00	3,100.00	25.0000	0.0000	25.0000	100	0	100	3,100.00	0	3,100.00
1.26	Allowance to locally repair and replace the fire alarm, mechanical and electrical equipment and sprinkler system where affected by work	LS - LumpSum	0.0000	0	8,000.00	0.0000	0.0000	0.0000	100	0	100	8,000.00	0	8,000.00
1.27	Inject leaking cracks on foundation walls	Linear Metre	30.0000	440.00	13,200.00	30.0000	0.0000	30.0000	100	0	100	13,200.00	0	13,200.00
1.28	Remove and	Square	80.0000	689.00	55,120.00	80.0000	0.0000	80.0000	100	0	100	55,120.00	0	55,120.00



	replace the overburden materials, waterproofing membrane above the garage roof slab	Metre												
1.29	Cost associated with safely removing the asbestos contaminated stucco finished assembly from exterior walls that adjoin the balcony areas	LS - LumpSum	0.0000	0	20,000.00	0.0000	0.0000	0.0000	100	0	100	20,000.00	0	20,000.00
1.30	Mobilization/Demo bilization	LS - LumpSum	0.0000	0	87,000.00	0.0000	0.0000	0.0000	100	0	100	87,000.00	0	87,000.00
1.31	Cost of a building permit	LS - LumpSum	0.0000	0	7,500.00	0.0000	0.0000	0.0000	100	0	100	7,500.00	0	7,500.00
					488,880.00						100	488,880.00	0	488,880.00

#### CHANGE ORDERS

Item #	Description	Unit of Measure	Scheduled Units	Unit Price	Scheduled Value	Previous Units	Current Units	Total Units to Date	Previous Percent	Current Percent	Total Percent	Work Completed Previous	Work Completed Current	Total Completed and Stored
					0					0		0	0	0

**CONTRACT + CHANGE ORDERS**

	Contract Amount	Previous	Current	Total to Date
Total	488,880.00	488,880.00	0	488,880.00

**PROGRESS BILLING APPLICATION SUMMARY**

Original Contract Sum	\$488,880.00
Authorized Changes To Date	\$0
Contract Sum To Date	\$488,880.00
Total Completed To Date	\$488,880.00
Holdback	\$0
Total Earned Less Holdback	\$488,880.00
Less Previous Application	\$439,992.00

Amount Payable This Application	\$48,888.00
Balance To Finish Including Holdback	\$0

# 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.

## Information Appearing in the Contract Documents

Name of Project

3836 Carrigan, Balcony, Exterior Walls and Parking Garage Repairs, British Columbia

Date of Contract: March 31 2021

Name of Owner

CAPREIT GP Inc. General partner for and on behalf of  
CAPREIT Limited Partnership

Name of Contractor

Edge Group West Ltd.

Application for payment number 1  
dated 23 July 2021 is the last  
application for payment for which the Contractor has  
received payment.

## 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 Vaughan this 22 day of December in the year 2021  
*City/Town and Province*

Franco Di Giacomi

Name

CEO

Title

Tania Olivia Stalteri,  
a Commissioner, etc.,  
Province of Ontario, for  
Edge Group Ltd.  
Expires April 17, 2023



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

  
Signature

**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

**CCDC**

Copyright 2018

Canadian Construction Documents Committee

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WORKING TO MAKE A DIFFERENCE

**Assessment Department**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

**Location**

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

**Clearance Section**

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

Edge Group West Ltd.  
155 Regina Rd. Unit 4  
VAUGHAN, ON L4L 8L9

December 22, 2021

**Person/Business : EDGE GROUP WEST LTD.**  
**Account number : 200380614**

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

This firm has had continuous coverage with us since July 27, 2020 and has satisfied assessment remittance requirements to **October 01, 2021**.

The next payment that will affect this firm's clearance status is due on January 20, 2022.

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132801690**  
**CLRA1A**

**Now you can report payroll and pay premiums online.**

**Visit [www.worksafebc.com](http://www.worksafebc.com)**

*Please refer to your account number in your correspondence or when contacting the Assessment Department.*

**To alter this document constitutes fraud.**



## Princess Valenzuela

---

**From:** Debbie Wittred <D.Wittred@mcintoshperry.com>  
**Sent:** Tuesday, April 25, 2023 11:25 AM  
**To:** Quinton Daem; Gavin Johnson; Princess Valenzuela  
**Subject:** RE: Payment Confirmation - Balcony Project at 3836 Carrigan Court, Burnaby BC

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Yes I can confirm that CCMS received payment on the dates listed for the invoices as noted below.

### Debbie Wittred

**Project Accountant, Buildings**

T. 289.319.3170

[D.Wittred@mcintoshperry.com](mailto:D.Wittred@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

**McINTOSH PERRY**

*Turning Possibilities Into Reality*

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Platinum  
member

---

**From:** Quinton Daem <q.daem@mcintoshperry.com>  
**Sent:** Tuesday, April 25, 2023 2:12 PM  
**To:** Debbie Wittred <D.Wittred@mcintoshperry.com>; Gavin Johnson <g.johnson@mcintoshperry.com>  
**Subject:** Fwd: Payment Confirmation - Balcony Project at 3836 Carrigan Court, Burnaby BC

Hi Debbie and Gavin,

Can you help confirm Princess's inquiry?

Thanks,

### Quinton Daem

**Project Coordinator**

T. 604.219.4689 | C. 604.219.4689

[q.daem@mcintoshperry.com](mailto:q.daem@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

**McINTOSH PERRY**

*Turning Possibilities Into Reality*

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**From:** Princess Valenzuela <[p.valenzuela@capreit.net](mailto:p.valenzuela@capreit.net)>

**Sent:** Tuesday, April 25, 2023 11:11 AM

To: Quinton Daem <[q.daem@mcintoshperry.com](mailto:q.daem@mcintoshperry.com)>

Subject: Payment Confirmation - Balcony Project at 3836 Carrigan Court, Burnaby BC

Hello Quinton,

To support our Residential Tenancy Board (RTB) application for the balcony project at **3836 Carrigan Court, Burnaby BC** completed in 2021, our lawyers require that vendors provide a written confirmation that payments were received for the invoices listed below.

INVOICE DATE	INVOICE #	AMOUNT	EFT DATE
July 21, 2021	83734	\$12,153.56	Aug 17, 2021
Dec 22, 2021	86675	\$12,153.56	Feb 1, 2022
Dec 22, 2021	86676	\$6,076.78	Feb 1, 2022

An email response confirming that CC Management Solutions received payments for Invoice # 83734, 86675 and 86676 **on the above-mentioned EFT dates** is sufficient to support our application.

If this is not within your purview, kindly forward this email to correct person/team in charge (likely your A/R team).

Please get back to us **no later than the end of day, Friday May 5, 2023.**

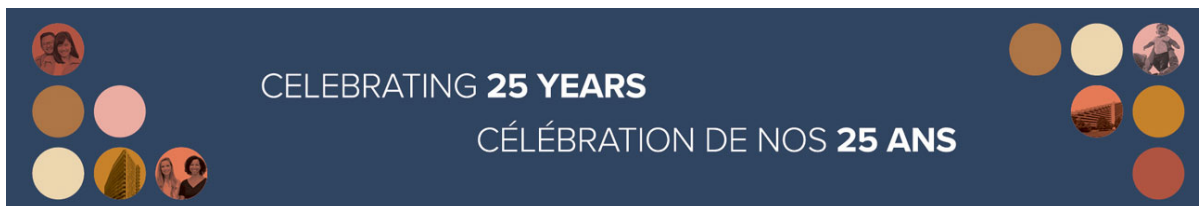
Thanks,

**Princess Valenzuela, CPA**

Senior R/E Analyst



+16042356554 [www.capreit.ca](http://www.capreit.ca)



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## Princess Valenzuela

**From:** Tania Stalteri <tania@edgegroupwest.com>  
**Sent:** Monday, May 8, 2023 2:59 PM  
**To:** Princess Valenzuela  
**Cc:** Frank Di Giacomì  
**Subject:** RE: Payment Confirmation - Balcony Project at 3836 Carrigan Court, Burnaby BC

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**06 - Edge Group West Ltd.**  
**All Subledgers**  
**AR Invoice Register as of May 8, 2023**

Invoice Date	Invoice #	Customer Name	Job	Transaction Date	Sales Amount	Holdback	Freight	Tax 1	Tax 2	Invoice Total
23-07-2021	48	CAPREIT Limited Partnersip	21-003 - 3836 Carrigan Court	30-07-2021	\$195,552.00	\$19,555.20	\$0.00	\$0.00	\$8,799.84	\$184,796.64
31-08-2021	56	CAPREIT Limited Partnersip	21-003 - 3836 Carrigan Court	31-08-2021	\$195,552.00	\$19,555.20	\$0.00	\$0.00	\$8,799.84	\$184,796.64
22-12-2021	72	CAPREIT Limited Partnersip	21-003 - 3836 Carrigan Court	22-12-2021	\$97,776.00	\$9,777.60	\$0.00	\$0.00	\$4,399.92	\$92,398.32
23-12-2021	73	CAPREIT Limited Partnersip	21-003 - 3836 Carrigan Court	23-12-2021	\$0.00	-\$48,888.00	\$0.00	\$0.00	\$2,444.40	\$51,332.40
<b>Total</b>					<b>\$488,880.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$24,444.00</b>	<b>\$513,324.00</b>

Hello Princess,

Please refer to the above details re this project. Let me know if you require anything further.

Kind regards,



**Tania Stalteri**  
[www.edgegrouppltd.com](http://www.edgegrouppltd.com)  
1-888-701-EDGE (3343)  
C: 416-722-2218

**Ontario**  
155 Regina Road, Unit 4  
Vaughan, Ontario L4L 8L9  
905-850-2332

**British Columbia**  
6976 Palm Avenue  
Burnaby, British Columbia V5J 4M3  
604-423-5383

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**From:** Princess Valenzuela <p.valenzuela@capreit.net>  
**Sent:** Tuesday, April 25, 2023 1:59 PM  
**To:** Tania Stalteri <tania@edgegroupwest.com>  
**Subject:** Payment Confirmation - Balcony Project at 3836 Carrigan Court, Burnaby BC

Hello Tania,

To support our Residential Tenancy Board (RTB) application for the balcony project at **3836 Carrigan Court, Burnaby BC** completed in 2021, our lawyers require that vendors provide a written confirmation that payments were received for the invoices listed below.

INVOICE DATE	INVOICE #	AMOUNT	EFT DATE
Jul 23, 2021	48	\$184,796.64	Aug 17, 2021
Aug 31, 2021	56	\$184,796.64	Feb 1, 2022
Dec 22, 2021	72	\$92,398.32	Feb 1, 2022
Dec 23, 2021	73	\$51,332.40	May 1, 2022

An email response confirming that Edge Group received payments for Invoice #s 48, 56, 72 and 73 on the above-mentioned EFT dates is sufficient to support our application.

If this is not within your purview, kindly forward this email to correct person/team in charge (likely your A/R team).

Please get back to us **no later than the end of day, Friday May 5, 2023.**

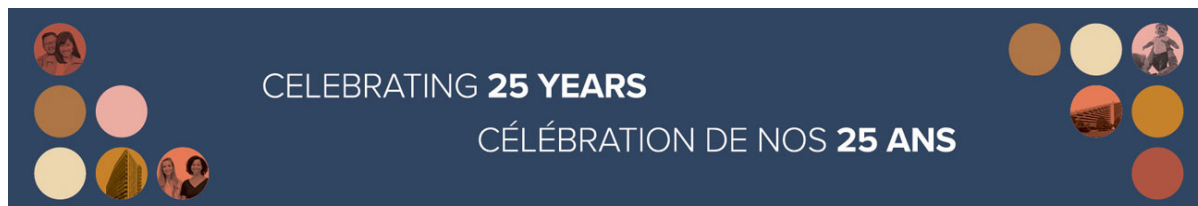
Thanks,

**Princess Valenzuela, CPA**

Senior R/E Analyst



+16042356554 [www.capreit.ca](http://www.capreit.ca)



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