



This certificate is prepared for the exclusive use of the Owner. Read Jones Christoffersen Ltd. does not assume responsibility for use of this certificate by others. Issuance of this certificate does not imply acceptance of the Work in place by Read Jones Christoffersen Ltd. or the Owner. The Contractor remains responsible for performance of all work in conformity with the Contract Documents. As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge, and belief and does not constitute a warranty or guarantee by the Consultant.

This is to certify that in accordance with the Contract dated: **September 20, 2024**  
**Alumni Restorations Ltd.**  
is entitled (subject to possible claims of any others, such as lien holders to a payment of:  
**\$207,214.29** (includes GST/HST where applicable)  
( Two Hundred Seven Thousand Two Hundred Fourteen 29 /100 Dollars )

**Contractor Account**

1. Original Contract Price.....	\$ 3,060,025.50	
2. Authorized Additions.....	\$ 936,000.00	
3. Authorized Deductions.....	\$ 255,531.80	
4. Contract Price to Date (1 + 2 - 3).....		\$ 3,740,493.70
5. Estimated Value of Work Done to Date.....		\$ 3,076,721.95
6. Statutory Lien Holdback (10% of 5).....	\$ 307,672.20	
7. Statutory Lien Holdback Released.....	\$ 0.00	
8. Current Statutory Lien Holdback (6 - 7).....		\$ 307,672.20
9. Total Certified to Date (5 - 8).....		\$ 2,769,049.75
10. Amount Previously Certified (9 from previous certificate).....		\$ 2,571,702.81
11. Amount of this Certificate (9 - 10).....		\$ <b>197,346.94</b>
12. GST on Amount Certified (5% of 11).....		\$ 9,867.35
13. Total Remittance To Contractor This Certificate (11 + 12).....		\$ <b>207,214.29</b>
14. Balance of Unpaid Contract (4 - 9).....	\$ 971,443.95	

**Statutory Lien Holdback Account**

15. Current Statutory Lien Holdback (from 8 above).....	\$ 307,672.20	
16. Previous Statutory Lien Holdback (15 from previous certificate.).....	\$ 285,744.76	
17. Statutory Lien Holdback this Certificate (15-16).....	\$ 21,927.44	
18. GST on Statutory Lien Holdback (5% of 17).....	\$ 1,096.37	
19a. Total Remittance to Lien Holdback Account this Certificate (17+18).....	\$ <b>23,023.81</b>	
<b>or</b>		
19b. Total Released from Lien Holdback Account this Certificate (17+18).....	\$ 0.00	
20. Total Funds Remaining in Holdback Account (Including GST/HST).....	\$ <b>323,055.81</b>	

Per: \_\_\_\_\_  
READ JONES CHRISTOFFERSEN LTD.

**Date**

August 14, 2025

**For the Period**

From: July 1, 2025

To: July 31, 2025

**Contractor**

Alumni Restorations Ltd.

4923 Marine Drive  
West Vancouver BC  
V7W 2P5

**Owner**

Lionsgate Communities

1155 West Pender Street,  
Suite 620  
Vancouver BC V6E 2P4

**Distribution**

**CONTRACTOR:**

Beau Henderson

**OWNER:**

Dan Sander

**CONSULTANT(S) - RJC:**

Ilona Cervantes  
Reza Fallahtafi

**Project Name**

Bellevue Tower West -  
Balcony Restoration

**Project No.**

VAN.103256.0016

**PROGRESS PAYMENT No. 9**

SUMMARY OF COSTS									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
	Lump Sum Contract Amount	3,060,025.00	2,360,253.50	253,425.25	2,613,678.75	85.41%	446,346.25	261,367.88	2,352,310.88
	Change Order	680,468.20	497,194.07	(34,150.87)	463,043.20	68.05%	217,425.00	46,304.32	416,738.88
	<b>TOTAL</b>	<b>\$ 3,740,493.20</b>	<b>\$ 2,857,447.57</b>	<b>\$ 219,274.38</b>	<b>\$ 3,076,721.95</b>	<b>82.25%</b>	<b>\$ 663,771.25</b>	<b>\$ 307,672.20</b>	<b>\$ 2,769,049.76</b>
			Complete this Draw	Lien Holdback	Subtotal		Add GST		<b>TOTAL</b>
<b>Total this claim:</b>			<b>\$ 219,274.38</b>	<b>\$ 21,927.44</b>	<b>\$ 197,346.94</b>		<b>\$ 9,867.35</b>		<b>\$ 207,214.29</b>

CONTRACT									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
1.1	Mock Up	35,000.00	35,000.00	0.00	35,000.00	100.00%	0.00	3,500.00	31,500.00
1.2	Mobilization	45,000.00	45,000.00	0.00	45,000.00	100.00%	0.00	4,500.00	40,500.00
1.3	General Requirements	180,000.00	134,940.00	17,300.00	152,240.00	84.58%	27,760.00	15,224.00	137,016.00
1.4	Demobilization	25,000.00	0.00	0.00	0.00	0.00%	25,000.00	0.00	0.00
1.5	Environmental Testing	4,000.00	4,000.00	0.00	4,000.00	100.00%	0.00	400.00	3,600.00
1.6	Access	336,000.00	269,295.00	34,525.00	303,820.00	90.42%	32,180.00	30,382.00	273,438.00
1.7	Balcony Guard Walls - Demolition and Disposal	685,000.00	685,000.00	0.00	685,000.00	100.00%	0.00	68,500.00	616,500.00
1.8	General Disposal	40,000.00	38,000.00	0.00	38,000.00	95.00%	2,000.00	3,800.00	34,200.00
1.9	Guardrail Engineering	10,000.00	5,000.00	2,500.00	7,500.00	75.00%	2,500.00	750.00	6,750.00
1.10	Guardrails	781,250.00	390,625.00	97,656.25	488,281.25	62.50%	292,968.75	48,828.13	439,453.13
1.11	Maintenance Manual	500.00	0.00	0.00	0.00	0.00%	500.00	0.00	0.00
1.12	Top Surface Delamination Repairs	50,000.00	26,000.00	24,000.00	50,000.00	100.00%	0.00	5,000.00	45,000.00
1.13	Full Depth Delamination Repairs	200,000.00	200,000.00	0.00	200,000.00	100.00%	0.00	20,000.00	180,000.00
1.14	Slab Soffit Repairs	63,000.00	1,306.00	61,694.00	63,000.00	100.00%	0.00	6,300.00	56,700.00
1.15	Slab Edge Delamination Repairs	262,500.00	262,500.00	0.00	262,500.00	100.00%	0.00	26,250.00	236,250.00
1.16	Vertical Surface Delamination Repairs	15,000.00	150.00	14,850.00	15,000.00	100.00%	0.00	1,500.00	13,500.00
1.17	Metal Angle and Anchor Removal	125,000.00	125,000.00	0.00	125,000.00	100.00%	0.00	12,500.00	112,500.00
1.18	Metal Angle Coating	75,000.00	75,000.00	0.00	75,000.00	100.00%	0.00	7,500.00	67,500.00
1.19	Rout and Caulk Cracks	900.00	0.00	900.00	900.00	100.00%	0.00	90.00	810.00
1.20	Deckote Installation on Balconies	80,000.00	40,000.00	0.00	40,000.00	50.00%	40,000.00	4,000.00	36,000.00
1.21	Painting Balcony Soffits	46,875.00	23,437.50	0.00	23,437.50	50.00%	23,437.50	2,343.75	21,093.75
	<b>TOTAL</b>	<b>\$ 3,060,025.00</b>	<b>\$ 2,360,253.50</b>	<b>\$ 253,425.25</b>	<b>\$ 2,613,678.75</b>	<b>85.41%</b>	<b>\$ 446,346.25</b>	<b>\$ 261,367.88</b>	<b>\$ 2,352,310.88</b>

CHANGE ORDERS									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
CO - 1	Full depth delamination repair	265,000.00	239,092.00	25,908.00	265,000.00	100.00%	0.00	26,500.00	238,500.00
CO - 1	Metal angle and anchor removal	95,500.00	93,750.00	1,750.00	95,500.00	100.00%	0.00	9,550.00	85,950.00
CO - 1	Metal Angle Coating	-75,000.00	-75,000.00	0.00	-75,000.00	100.00%	0.00	-7,500.00	-67,500.00
CO - 2	Top surface delamination repair	-17,500.00	0.00	-17,500.00	-17,500.00	100.00%	0.00	-1,750.00	-15,750.00
CO - 2	Soffit delamination repair	-59,850.00	0.00	-59,850.00	-59,850.00	100.00%	0.00	-5,985.00	-53,865.00
CO - 2	Slab edge concrete delamination repair	285,000.00	176,643.75	108,356.25	285,000.00	100.00%	0.00	28,500.00	256,500.00
CO - 2	Vertical surface delamination repair	-12,000.00	0.00	-12,000.00	-12,000.00	100.00%	0.00	-1,200.00	-10,800.00
CO - 2	Rout and caulk cracks	-810.00	0.00	-810.00	-810.00	100.00%	0.00	-81.00	-729.00
CO - 3	Painting all the walls within the balconies	54,500.00	40,875.00	0.00	40,875.00	75.00%	13,625.00	4,087.50	36,787.50
CO - 3	Cleaning and Painting Exterior Concrete Walls and Concrete Panels between Windows	150,000.00	7,500.00	7,500.00	15,000.00	10.00%	135,000.00	1,500.00	13,500.00
CO - 3	Concrete Repair Credit	-90,371.80	0.00	-90,371.80	-90,371.80	100.00%	0.00	-9,037.18	-81,334.62
CO - 5	Sealant Replacement at Window Perimeters	40,000.00	6,666.66	1,333.34	8,000.00	20.00%	32,000.00	800.00	7,200.00
CO - 5	Sealant replacement at Perimeter of Precast Concrete Panels	46,000.00	7,666.66	1,533.34	9,200.00	20.00%	36,800.00	920.00	8,280.00
	<b>TOTAL</b>	<b>\$ 680,468.20</b>	<b>\$ 497,194.07</b>	<b>\$ (34,150.87)</b>	<b>\$ 463,043.20</b>	<b>68.05%</b>	<b>\$ 217,425.00</b>	<b>\$ 46,304.32</b>	<b>\$ 416,738.88</b>

**INVOICE**

30 July 2025

To: Lionsgate Communities  
 C/O Ilona Cervantes  
 RJC  
 1285 West Broadway, Suite 300  
 Vancouver BC V6H 3X8



GST #: 87177-9427RT  
 Invoice #: 2467

**Re: Bellevue Tower West – Balcony Restoration  
 Progress Draw # 9**

Subtotal:	\$219 274.38
Less 10% holdback:	(\$ 21 927.44)
Subtotal:	\$197 346.94
GST:	\$ 9 867.35
Total:	\$207 214.29

Should you have any questions regarding this invoice, please feel free to contact me at my office at 983-2512.

Yours sincerely,

Maurice F. Hulscher  
 President, Alumni Restorations Ltd.

<b>Bellevue Towers</b>				
<b>Progress Draw # 9</b>				
	<b>59</b>			
<b>Item</b>	<b>Contract</b>	<b>Total</b>	<b>Previous</b>	<b>Current</b>
Mock up	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ -
Mobilization	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ -
General requirements	\$ 180,000.00	\$ 152,240.00	\$ 134,940.00	\$ 17,300.00
Demobilization	\$ 25,000.00	\$ -	\$ -	\$ -
Environmental testing	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -
Access	\$ 336,000.00	\$ 303,820.00	\$ 269,295.00	\$ 34,525.00
Balcony guard walls	\$ 685,000.00	\$ 685,000.00	\$ 685,000.00	\$ -
General disposal	\$ 40,000.00	\$ 38,000.00	\$ 38,000.00	\$ -
Guardrail engineering	\$ 10,000.00	\$ 7,500.00	\$ 5,000.00	\$ 2,500.00
Guardrails	\$ 781,250.00	\$ 488,281.25	\$ 390,625.00	\$ 97,656.25
Maintenance manual	\$ 500.00	\$ -	\$ -	\$ -
Top surface delamination repairs - \$250/sq.ft	\$ 50,000.00	\$ 50,000.00	\$ 26,000.00	\$ 24,000.00
Full depth delamination repairs - \$500/sq.ft.	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -
Slab soffit repairs - \$315/sq.ft.	\$ 63,000.00	\$ 63,000.00	\$ 1,306.00	\$ 61,694.00
Slab edge delamination repairs - \$375/sq.ft.	\$ 262,500.00	\$ 262,500.00	\$ 262,500.00	\$ -
Vertical surface delamination repairs - \$300/sq/ft/.	\$ 15,000.00	\$ 15,000.00	\$ 150.00	\$ 14,850.00
Metal angle and anchor removal - \$250 each	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ -
Metal angle coating - \$200 each	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -
Rout and caulk cracks - \$18/lin.ft.	\$ 900.00	\$ 900.00	\$ -	\$ 900.00
Deckote installation on balconies	\$ 80,000.00	\$ 60,000.00	\$ 60,000.00	\$ -
Painting balcony soffits	\$ 46,875.00	\$ 35,156.25	\$ 35,156.25	\$ -
CO 1				
Full depth delamination repairs - \$500/sq.ft.	\$ 265,000.00	\$ 265,000.00	\$ 239,092.00	\$ 25,908.00
Metal angle and anchor removal - \$250 each	\$ 95,500.00	\$ 95,500.00	\$ 93,750.00	\$ 1,750.00
Metal angle coating - \$200 each	-\$ 75,000.00	-\$ 75,000.00	-\$ 75,000.00	\$ -
CO 2				
Top surface delamination repairs - \$250/sq.ft	-\$ 17,500.00	-\$ 17,500.00	\$ -	-\$ 17,500.00
Slab soffit repairs - \$315/sq.ft.	-\$ 59,850.00	-\$ 59,850.00	\$ -	-\$ 59,850.00
Slab edge delamination repairs - \$375/sq.ft.	\$ 285,000.00	\$ 285,000.00	\$ 176,643.75	\$ 108,356.25
Vertical surface delamination repairs - \$300/sq/ft/.	-\$ 12,000.00	-\$ 12,000.00	\$ -	-\$ 12,000.00
Rout and caulk cracks - \$18/lin.ft.	-\$ 810.00	-\$ 810.00	\$ -	-\$ 810.00
CO 3				
Option 1 - Painting all the walls within the balconies	\$ 54,500.00	\$ 40,875.00	\$ 40,875.00	\$ -
CO 4 - \$115,000 for p.w. and painting; \$35,000 for w	\$ 150,000.00	\$ 15,000.00	\$ 7,500.00	\$ 7,500.00
CO 4 - \$90,371.80 concrete credit	-\$ 90,371.80	-\$ 90,371.80	\$ -	-\$ 90,371.80
CO 5 - Sealant replacement at window perimeters	\$ 40,000.00	\$ 8,000.00	\$ 6,666.66	\$ 1,333.34
CO 5 - Sealant replacement at perimeter of precast	\$ 46,000.00	\$ 9,200.00	\$ 7,666.66	\$ 1,533.34
	<b>\$ 3,740,493.20</b>	<b>\$ 3,108,440.70</b>	<b>\$ 2,889,166.32</b>	<b>\$ 219,274.38</b>
General requirements \$3460/week				
Access \$6905/week				
Balcony guardrails -744 panels @ \$920.70 each				

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

**CCDC 9A - 2018**

To be made by the Contractor as a condition for either

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

Application for payment number 7  
 dated May 30, 2025 is the last  
 application for payment for which the Contractor has  
 received payment.

## Information Appearing in the Contract Documents

Name of Project  
**Bellevue Tower West - Balcony Restoration**

Date of Contract: September 20, 2024

Name of Owner  
**Lionsgate Communités**

Name of Contractor  
**Alumni Restorations Ltd.**

## Declaration


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

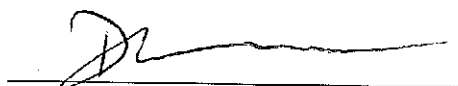
- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

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

Declared before me in West Vancouver this 31 day of July in the year 2025  
City/Town and Province

**Maurice Hulscher**  
 Name  
**President**  
 Title

  
 Signature

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

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

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



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

**Danielle Catherine Hulscher**  
 A Commissioner for Taking  
 Affidavits for British Columbia  
 Expires: November 30, 2026

**CCDC** Copyright 2018  
 Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

**61**  
**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

Lionsgate Communities  
c/o Read Jones Christoffersen Ltd.  
1285 West Broadway, Suite 1285  
VANCOUVER, BC V6H 3X8

August 14, 2025

**Person/Business : ALUMNI RESTORATIONS LTD**  
**Account number : 624848**

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **October 01, 2025**.

This firm has had continuous coverage with us since March 29, 1999.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C135966599**  
CLRAAA

**For more information about Section 258 and clearance letters visit [WorkSafeBC.com](http://WorkSafeBC.com)**

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

**To alter this document constitutes fraud.**



September 4, 2025

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

Dear Dan Sander,

**RE: Bellevue Tower West – Balcony Restoration  
195 21st Street West Vancouver BC – Certificate for Payment #10**

**RJC No. VAN.103256.0016**

Please find enclosed the following:

- Read Jones Christoffersen Ltd. (RJC) Certificate for Payment No. 10 in the amount of **\$259,630.49** (including GST) and Progress Summary No. 10, dated September 4, 2025.
- Alumni Restorations Ltd.'s invoice #2477 dated August 29, 2025, for work completed to August 31, 2025. Revised invoice and supporting documents received by RJC on August 29, 2025.
- Statutory Declaration dated August 29, 2025, received by RJC on September 4, 2025.
- WorkSafe BC Letter of Good Standing dated September 4, 2025.

Based on our review of the Contractor's invoice, we believe that it reflects the work completed to the date cited and we therefore recommend payment. Please ensure remittance is forwarded directly to the Contractor and that holdback funds, as per RJC's Certificate, are deposited directly into the holdback account.

Should you have any questions, please contact the undersigned.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Reza Fallahtafti  
Designer

*Reviewed by:*

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

RFT/jpy



This certificate is prepared for the exclusive use of the Owner. Read Jones Christoffersen Ltd. does not assume responsibility for use of this certificate by others. Issuance of this certificate does not imply acceptance of the Work in place by Read Jones Christoffersen Ltd. or the Owner. The Contractor remains responsible for performance of all work in conformity with the Contract Documents. As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge, and belief and does not constitute a warranty or guarantee by the Consultant.

This is to certify that in accordance with the Contract dated: **September 20, 2024**  
**Alumni Restorations Ltd.**  
is entitled (subject to possible claims of any others, such as lien holders) to a payment of:  
**\$259,630.49** (includes GST/HST where applicable)  
( Two Hundred Fifty Nine Thousand Six Hundred Thirty 49 /100 Dollars )

**Contractor Account**

1. Original Contract Price.....	\$ 3,060,025.50	
2. Authorized Additions.....	\$ 936,000.00	
3. Authorized Deductions.....	\$ 255,531.80	
4. Contract Price to Date (1 + 2 - 3).....		\$ 3,740,493.70
5. Estimated Value of Work Done to Date.....		\$ 3,351,463.20
6. Statutory Lien Holdback (10% of 5).....	\$ 335,146.32	
7. Statutory Lien Holdback Released.....	\$ 0.00	
8. Current Statutory Lien Holdback (6 - 7).....		\$ 335,146.32
9. Total Certified to Date (5 - 8).....		\$ 3,016,316.88
10. Amount Previously Certified (9 from previous certificate).....		\$ 2,769,049.75
11. Amount of this Certificate (9 - 10).....		\$ <b>247,267.13</b>
12. GST on Amount Certified (5% of 11).....		\$ 12,363.36
13. Total Remittance To Contractor This Certificate (11 + 12).....		\$ <b>259,630.49</b>
14. Balance of Unpaid Contract (4 - 9).....	\$ 724,176.82	

**Statutory Lien Holdback Account**

15. Current Statutory Lien Holdback (from 8 above).....	\$ 335,146.32	
16. Previous Statutory Lien Holdback (15 from previous certificate.).....	\$ 307,672.20	
17. Statutory Lien Holdback this Certificate (15-16).....	\$ 27,474.12	
18. GST on Statutory Lien Holdback (5% of 17).....	\$ 1,373.71	
19a. Total Remittance to Lien Holdback Account this Certificate (17+18).....	\$ <b>28,847.83</b>	
<b>or</b>		
19b. Total Released from Lien Holdback Account this Certificate (17+18).....	\$ 0.00	
20. Total Funds Remaining in Holdback Account (Including GST/HST).....	\$ <b>351,903.64</b>	

Per:   
\_\_\_\_\_  
READ JONES CHRISTOFFERSEN LTD.

**Date**  
September 4, 2025

**For the Period**  
From: August 1, 2025  
To: August 31, 2025

**Contractor**  
Alumni Restorations Ltd.

4923 Marine Drive  
West Vancouver BC  
V7W 2P5

**Owner**  
Lionsgate Communities

1155 West Pender Street,  
Suite 620  
Vancouver BC V6E 2P4

**Distribution**

**CONTRACTOR:**  
Beau Henderson

**OWNER:**  
Dan Sander

**CONSULTANT(S) - RJC:**  
Ilona Cervantes  
Reza Fallahtafti

**Project Name**  
Bellevue Tower West -  
Balcony Restoration

**Project No.**  
VAN.103256.0016

**PROGRESS PAYMENT No. 10**

SUMMARY OF COSTS									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
	Lump Sum Contract Amount	3,060,025.00	2,613,678.75	139,116.25	2,752,795.00	89.96%	307,230.00	275,279.50	2,477,515.50
	Change Order	680,468.20	463,043.20	135,625.00	598,668.20	87.98%	81,800.00	59,866.82	538,801.38
	<b>TOTAL</b>	<b>\$ 3,740,493.20</b>	<b>\$ 3,076,721.95</b>	<b>\$ 274,741.25</b>	<b>\$ 3,351,463.20</b>	<b>89.60%</b>	<b>\$ 389,030.00</b>	<b>\$ 335,146.32</b>	<b>\$ 3,016,316.88</b>
			Complete this Draw	Lien Holdback	Subtotal		Add GST	<b>TOTAL</b>	
<b>Total this claim:</b>			<b>\$ 274,741.25</b>	<b>\$ 27,474.13</b>	<b>\$ 247,267.12</b>		<b>\$ 12,363.36</b>	<b>\$ 259,630.48</b>	

CONTRACT									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
1.1	Mock Up	35,000.00	35,000.00	0.00	35,000.00	100.00%	0.00	3,500.00	31,500.00
1.2	Mobilization	45,000.00	45,000.00	0.00	45,000.00	100.00%	0.00	4,500.00	40,500.00
1.3	General Requirements	180,000.00	152,240.00	13,840.00	166,080.00	92.27%	13,920.00	16,608.00	149,472.00
1.4	Demobilization	25,000.00	0.00	0.00	0.00	0.00%	25,000.00	0.00	0.00
1.5	Environmental Testing	4,000.00	4,000.00	0.00	4,000.00	100.00%	0.00	400.00	3,600.00
1.6	Access	336,000.00	303,820.00	27,620.00	331,440.00	98.64%	4,560.00	33,144.00	298,296.00
1.7	Balcony Guard Walls - Demolition and Disposal	685,000.00	685,000.00	0.00	685,000.00	100.00%	0.00	68,500.00	616,500.00
1.8	General Disposal	40,000.00	38,000.00	0.00	38,000.00	95.00%	2,000.00	3,800.00	34,200.00
1.9	Guardrail Engineering	10,000.00	7,500.00	0.00	7,500.00	75.00%	2,500.00	750.00	6,750.00
1.10	Guardrails	781,250.00	488,281.25	97,656.25	585,937.50	75.00%	195,312.50	58,593.75	527,343.75
1.11	Maintenance Manual	500.00	0.00	0.00	0.00	0.00%	500.00	0.00	0.00
1.12	Top Surface Delamination Repairs	50,000.00	50,000.00	0.00	50,000.00	100.00%	0.00	5,000.00	45,000.00
1.13	Full Depth Delamination Repairs	200,000.00	200,000.00	0.00	200,000.00	100.00%	0.00	20,000.00	180,000.00
1.14	Slab Soffit Repairs	63,000.00	63,000.00	0.00	63,000.00	100.00%	0.00	6,300.00	56,700.00
1.15	Slab Edge Delamination Repairs	262,500.00	262,500.00	0.00	262,500.00	100.00%	0.00	26,250.00	236,250.00
1.16	Vertical Surface Delamination Repairs	15,000.00	15,000.00	0.00	15,000.00	100.00%	0.00	1,500.00	13,500.00
1.17	Metal Angle and Anchor Removal	125,000.00	125,000.00	0.00	125,000.00	100.00%	0.00	12,500.00	112,500.00
1.18	Metal Angle Coating	75,000.00	75,000.00	0.00	75,000.00	100.00%	0.00	7,500.00	67,500.00
1.19	Rout and Caulk Cracks	900.00	900.00	0.00	900.00	100.00%	0.00	90.00	810.00
1.20	Deckote Installation on Balconies	80,000.00	40,000.00	0.00	40,000.00	50.00%	40,000.00	4,000.00	36,000.00
1.21	Painting Balcony Soffits	46,875.00	23,437.50	0.00	23,437.50	50.00%	23,437.50	2,343.75	21,093.75
	<b>TOTAL</b>	<b>\$ 3,060,025.00</b>	<b>\$ 2,613,678.75</b>	<b>\$ 139,116.25</b>	<b>\$ 2,752,795.00</b>	<b>89.96%</b>	<b>\$ 307,230.00</b>	<b>\$ 275,279.50</b>	<b>\$ 2,477,515.50</b>

CHANGE ORDERS									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
CO - 1	Full depth delamination repair	265,000.00	265,000.00	0.00	265,000.00	100.00%	0.00	26,500.00	238,500.00
CO - 1	Metal angle and anchor removal	95,500.00	95,500.00	0.00	95,500.00	100.00%	0.00	9,550.00	85,950.00
CO - 1	Metal Angle Coating	-75,000.00	-75,000.00	0.00	-75,000.00	100.00%	0.00	-7,500.00	-67,500.00
CO - 2	Top surface delamination repair	-17,500.00	-17,500.00	0.00	-17,500.00	100.00%	0.00	-1,750.00	-15,750.00
CO - 2	Soffit delamination repair	-59,850.00	-59,850.00	0.00	-59,850.00	100.00%	0.00	-5,985.00	-53,865.00
CO - 2	Slab edge concrete delamination repair	285,000.00	285,000.00	0.00	285,000.00	100.00%	0.00	28,500.00	256,500.00
CO - 2	Vertical surface delamination repair	-12,000.00	-12,000.00	0.00	-12,000.00	100.00%	0.00	-1,200.00	-10,800.00
CO - 2	Rout and caulk cracks	-810.00	-810.00	0.00	-810.00	100.00%	0.00	-81.00	-729.00
CO - 3	Painting all the walls within the balconies	54,500.00	40,875.00	13,625.00	54,500.00	100.00%	0.00	5,450.00	49,050.00
CO - 3	Cleaning and Painting Exterior Concrete Walls and Co	150,000.00	15,000.00	97,500.00	112,500.00	75.00%	37,500.00	11,250.00	101,250.00
CO - 3	Concrete Repair Credit	-90,371.80	-90,371.80	0.00	-90,371.80	100.00%	0.00	-9,037.18	-81,334.62
CO - 5	Sealant Replacement at Window Perimeters	40,000.00	8,000.00	24,500.00	32,500.00	81.25%	7,500.00	3,250.00	29,250.00
CO - 5	Sealant replacement at Perimeter of Precast Concret	46,000.00	9,200.00	0.00	9,200.00	20.00%	36,800.00	920.00	8,280.00
	<b>TOTAL</b>	<b>\$ 680,468.20</b>	<b>\$ 463,043.20</b>	<b>\$ 135,625.00</b>	<b>\$ 598,668.20</b>	<b>87.98%</b>	<b>\$ 81,800.00</b>	<b>\$ 59,866.82</b>	<b>\$ 538,801.38</b>

**INVOICE**

August 29, 2025

To: Lionsgate Communities  
 C/O Ilona Cervantes  
 RJC  
 1285 West Broadway, Suite 300  
 Vancouver BC V6H 3X8



GST #: 87177-9427RT  
 Invoice #: 2477

**Re: Bellevue Tower West – Balcony Restoration  
 Progress Draw # 10**

Subtotal:	\$274 741.25
Less 10% holdback:	(\$ 27 474.13)
Subtotal:	\$247 267.12
GST:	\$ 12 363.36
Total:	\$259 630.48

Should you have any questions regarding this invoice, please feel free to contact me at my office at 983-2512.

Yours sincerely,

Maurice F. Hulscher  
 President, Alumni Restorations Ltd.

<b>Bellevue Towers</b>				
<b>Progress Draw # 10</b>				
	<b>66</b>			
<b>Item</b>	<b>Contract</b>	<b>Total</b>	<b>Previous</b>	<b>Current</b>
Mock up	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ -
Mobilization	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ -
General requirements	\$ 180,000.00	\$ 166,080.00	\$ 152,240.00	\$ 13,840.00
Demobilization	\$ 25,000.00	\$ -	\$ -	\$ -
Environmental testing	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -
Access	\$ 336,000.00	\$ 331,440.00	\$ 303,820.00	\$ 27,620.00
Balcony guard walls	\$ 685,000.00	\$ 685,000.00	\$ 685,000.00	\$ -
General disposal	\$ 40,000.00	\$ 38,000.00	\$ 38,000.00	\$ -
Guardrail engineering	\$ 10,000.00	\$ 7,500.00	\$ 7,500.00	\$ -
Guardrails	\$ 781,250.00	\$ 585,937.50	\$ 488,281.25	\$ 97,656.25
Maintenance manual	\$ 500.00	\$ -	\$ -	\$ -
Top surface delamination repairs - \$250/sq.ft	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -
Full depth delamination repairs - \$500/sq.ft.	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -
Slab soffit repairs - \$315/sq.ft.	\$ 63,000.00	\$ 63,000.00	\$ 63,000.00	\$ -
Slab edge delamination repairs - \$375/sq.ft.	\$ 262,500.00	\$ 262,500.00	\$ 262,500.00	\$ -
Vertical surface delamination repairs - \$300/sq/ft/.	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
Metal angle and anchor removal - \$250 each	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ -
Metal angle coating - \$200 each	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -
Rout and caulk cracks - \$18/lin.ft.	\$ 900.00	\$ 900.00	\$ 900.00	\$ -
Deckote installation on balconies	\$ 80,000.00	\$ 60,000.00	\$ 60,000.00	\$ -
Painting balcony soffits	\$ 46,875.00	\$ 35,156.25	\$ 35,156.25	\$ -
CO 1				
Full depth delamination repairs - \$500/sq.ft.	\$ 265,000.00	\$ 265,000.00	\$ 265,000.00	\$ -
Metal angle and anchor removal - \$250 each	\$ 95,500.00	\$ 95,500.00	\$ 95,500.00	\$ -
Metal angle coating - \$200 each	-\$ 75,000.00	-\$ 75,000.00	-\$ 75,000.00	\$ -
CO 2				
Top surface delamination repairs - \$250/sq.ft	-\$ 17,500.00	-\$ 17,500.00	-\$ 17,500.00	\$ -
Slab soffit repairs - \$315/sq.ft.	-\$ 59,850.00	-\$ 59,850.00	-\$ 59,850.00	\$ -
Slab edge delamination repairs - \$375/sq.ft.	\$ 285,000.00	\$ 285,000.00	\$ 285,000.00	\$ -
Vertical surface delamination repairs - \$300/sq/ft/.	-\$ 12,000.00	-\$ 12,000.00	-\$ 12,000.00	\$ -
Rout and caulk cracks - \$18/lin.ft.	-\$ 810.00	-\$ 810.00	-\$ 810.00	\$ -
CO 3				
Option 1 - Painting all the walls within the balconies	\$ 54,500.00	\$ 54,500.00	\$ 40,875.00	\$ 13,625.00
CO 4 - \$115,000 for p.w. and painting; \$35,000 for w	\$ 150,000.00	\$ 112,500.00	\$ 15,000.00	\$ 97,500.00
CO 4 - \$90,371.80 concrete credit	-\$ 90,371.80	-\$ 90,371.80	-\$ 90,371.80	\$ -
CO 5 - Sealant replacement at window perimeters	\$ 40,000.00	\$ 32,500.00	\$ 8,000.00	\$ 24,500.00
CO 5 - Sealant replacement at perimeter of precast	\$ 46,000.00	\$ 9,200.00	\$ 9,200.00	\$ -
	<b>\$ 3,740,493.20</b>	<b>\$ 3,383,181.95</b>	<b>\$ 3,108,440.70</b>	<b>\$ 274,741.25</b>
General requirements \$3460/week				
Access \$6905/week				
Balcony guardrails -744 panels @ \$920.70 each				

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

## CCDC 9A – 2018

To be made by the Contractor as a condition for either

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

Application for payment number 9  
 dated 30 July, 2025 is the last  
 application for payment for which the Contractor has  
 received payment.

### Information Appearing in the Contract Documents

Name of Project  
**Bellevue Tower West - Balcony Restoration**

Date of Contract: September 20, 2024

Name of Owner <b>Lionsgate Communities</b>	Name of Contractor <b>Alumni Restorations Ltd.</b>
---	---

### 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:

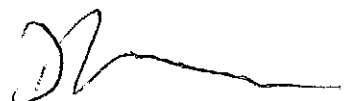
- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

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 West Vancouver, BC this 29 day of August in the year 2025  
City/Town and Province

Maurice Hulscher  
Name  
President  
Title

  
Signature

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

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

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

CCDC

9

2018

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

**Danielle Catherine Hulscher** **CCDC** Copyright 2018  
 A Commissioner for Taking Affidavits for British Columbia  
 Expires: November 30, 2026  
 Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

**68**  
**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

Lionsgate Communities  
c/o Read Jones Christoffersen Ltd.  
1285 West Broadway, Suite 300  
VANCOUVER, BC V6H 3X8

September 04, 2025

**Person/Business : ALUMNI RESTORATIONS LTD**

**Account number: 624848**

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **October 01, 2025**.

This firm has had continuous coverage with us since March 29, 1999.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C136005716**

CLRAAA

**For more information about Section 258 and clearance letters visit [WorkSafeBC.com](http://WorkSafeBC.com)**

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

**To alter this document constitutes fraud.**



October 16, 2025

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

Dear Dan Sander,

**RE: Bellevue Tower West – Balcony Restoration  
195 21st Street West Vancouver BC – Certificate for Payment #11**

**RJC No. VAN.103256.0016**

Please find enclosed the following:

- Read Jones Christoffersen Ltd. (RJC) Certificate for Payment No. 11 in the amount of **\$323,484.13** (including GST) and Progress Summary No. 11, dated October 16, 2025.
- Alumni Restorations Ltd.'s invoice #2489 dated September 30, 2025, for work completed to September 30, 2025. Invoice and supporting documents received by RJC on October 7, 2025.
- Statutory Declaration dated October 6, 2025, received by RJC on October 7, 2025.
- WorkSafe BC Letter of Good Standing dated October 16, 2025.

As indicated on Alumni Restorations Ltd.'s statutory declaration, payment has not been received for Certificate for Payment (CFP) #10, which was sent electronically to the Owner on September 4, 2025. If payment has been made for CFP#10, please advise RJC so we can request an updated statutory declaration from the Contractor. Based on our review of the Contractor's invoice, we believe that it reflects the work completed to the date cited and we therefore recommend payment. Please ensure remittance is forwarded directly to the Contractor and that holdback funds, as per RJC's Certificate, are deposited directly into the holdback account.

Should you have any questions, please contact the undersigned.

Yours truly,  
READ JONES CHRISTOFFERSEN LTD.

Reza Fallahtafti  
Designer

*Reviewed by:*

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

RFT/jpy



This certificate is prepared for the exclusive use of the Owner. Read Jones Christoffersen Ltd. does not assume responsibility for use of this certificate by others. Issuance of this certificate does not imply acceptance of the Work in place by Read Jones Christoffersen Ltd. or the Owner. The Contractor remains responsible for performance of all work in conformity with the Contract Documents. As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge, and belief and does not constitute a warranty or guarantee by the Consultant.

This is to certify that in accordance with the Contract dated: **September 20, 2024**  
**Alumni Restorations Ltd.**  
is entitled (subject to possible claims of any others, such as lien holders) to a payment of:  
**\$323,484.13** (includes GST/HST where applicable)  
( Three Hundred Twenty Three Thousand Four Hundred Eighty Four 13 /100 Dollars )

**Contractor Account**

1. Original Contract Price.....	\$ 3,060,025.50	
2. Authorized Additions.....	\$ 936,000.00	
3. Authorized Deductions.....	\$ 255,531.80	
4. Contract Price to Date (1 + 2 - 3).....		\$ 3,740,493.70
5. Estimated Value of Work Done to Date.....		\$ 3,693,774.45
6. Statutory Lien Holdback (10% of 5).....	\$ 369,377.45	
7. Statutory Lien Holdback Released.....	\$ 0.00	
8. Current Statutory Lien Holdback (6 - 7).....		\$ 369,377.45
9. Total Certified to Date (5 - 8).....		\$ 3,324,397.00
10. Amount Previously Certified (9 from previous certificate).....		\$ 3,016,316.88
11. Amount of this Certificate (9 - 10).....		\$ <b>308,080.12</b>
12. GST on Amount Certified (5% of 11).....		\$ 15,404.01
13. Total Remittance To Contractor This Certificate (11 + 12).....		\$ <b>323,484.13</b>
14. Balance of Unpaid Contract (4 - 9).....	\$ 416,096.70	

**Statutory Lien Holdback Account**

15. Current Statutory Lien Holdback (from 8 above).....	\$ 369,377.45	
16. Previous Statutory Lien Holdback (15 from previous certificate.).....	\$ 335,146.32	
17. Statutory Lien Holdback this Certificate (15-16).....	\$ 34,231.13	
18. GST on Statutory Lien Holdback (5% of 17).....	\$ 1,711.56	
19a. Total Remittance to Lien Holdback Account this Certificate (17+18).....	\$ <b>35,942.69</b>	
<b>or</b>		
19b. Total Released from Lien Holdback Account this Certificate (17+18).....	\$ 0.00	
20. Total Funds Remaining in Holdback Account (Including GST/HST).....	\$ <b>387,846.32</b>	

Per: \_\_\_\_\_  
READ JONES CHRISTOFFERSEN LTD.

**Date**

October 16, 2025

**For the Period**

From: September 1, 2025  
To: September 30, 2025

**Contractor**

Alumni Restorations Ltd.

4923 Marine Drive  
West Vancouver BC  
V7W 2P5

**Owner**

Lionsgate Communities

1155 West Pender Street,  
Suite 620  
Vancouver BC V6E 2P4

**Distribution**

**CONTRACTOR:**

Beau Henderson

**OWNER:**

Dan Sander

**CONSULTANT(S) - RJC:**

Ilona Cervantes  
Reza Fallahtafti

**Project Name**

Bellevue Tower West -  
Balcony Restoration

**Project No.**

VAN.103256.0016

**PROGRESS PAYMENT No. 11**

SUMMARY OF COSTS									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
	Lump Sum Contract Amount	3,060,025.00	2,752,795.00	260,511.25	3,013,306.25	98.47%	46,718.75	301,330.63	2,711,975.63
	Change Order	680,468.20	598,668.20	81,800.00	680,468.20	100.00%	-	68,046.82	612,421.38
	<b>TOTAL</b>	<b>\$ 3,740,493.20</b>	<b>\$ 3,351,463.20</b>	<b>\$ 342,311.25</b>	<b>\$ 3,693,774.45</b>	<b>98.75%</b>	<b>\$ 46,718.75</b>	<b>\$ 369,377.45</b>	<b>\$ 3,324,397.01</b>
			Complete this Draw	Lien Holdback	Subtotal		Add GST	<b>TOTAL</b>	
<b>Total this claim:</b>			<b>\$ 342,311.25</b>	<b>\$ 34,231.13</b>	<b>\$ 308,080.12</b>		<b>\$ 15,404.01</b>	<b>\$ 323,484.13</b>	
CONTRACT									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
1.1	Mock Up	35,000.00	35,000.00	0.00	35,000.00	100.00%	0.00	3,500.00	31,500.00
1.2	Mobilization	45,000.00	45,000.00	0.00	45,000.00	100.00%	0.00	4,500.00	40,500.00
1.3	General Requirements	180,000.00	166,080.00	13,920.00	180,000.00	100.00%	0.00	18,000.00	162,000.00
1.4	Demobilization	25,000.00	0.00	12,500.00	12,500.00	50.00%	12,500.00	1,250.00	11,250.00
1.5	Environmental Testing	4,000.00	4,000.00	0.00	4,000.00	100.00%	0.00	400.00	3,600.00
1.6	Access	336,000.00	331,440.00	4,560.00	336,000.00	100.00%	0.00	33,600.00	302,400.00
1.7	Balcony Guard Walls - Demolition and Disposal	685,000.00	685,000.00	0.00	685,000.00	100.00%	0.00	68,500.00	616,500.00
1.8	General Disposal	40,000.00	38,000.00	0.00	38,000.00	95.00%	2,000.00	3,800.00	34,200.00
1.9	Guardrail Engineering	10,000.00	7,500.00	2,500.00	10,000.00	100.00%	0.00	1,000.00	9,000.00
1.10	Guardrails	781,250.00	585,937.50	195,312.50	781,250.00	100.00%	0.00	78,125.00	703,125.00
1.11	Maintenance Manual	500.00	0.00	0.00	0.00	0.00%	500.00	0.00	0.00
1.12	Top Surface Delamination Repairs	50,000.00	50,000.00	0.00	50,000.00	100.00%	0.00	5,000.00	45,000.00
1.13	Full Depth Delamination Repairs	200,000.00	200,000.00	0.00	200,000.00	100.00%	0.00	20,000.00	180,000.00
1.14	Slab Soffit Repairs	63,000.00	63,000.00	0.00	63,000.00	100.00%	0.00	6,300.00	56,700.00
1.15	Slab Edge Delamination Repairs	262,500.00	262,500.00	0.00	262,500.00	100.00%	0.00	26,250.00	236,250.00
1.16	Vertical Surface Delamination Repairs	15,000.00	15,000.00	0.00	15,000.00	100.00%	0.00	1,500.00	13,500.00
1.17	Metal Angle and Anchor Removal	125,000.00	125,000.00	0.00	125,000.00	100.00%	0.00	12,500.00	112,500.00
1.18	Metal Angle Coating	75,000.00	75,000.00	0.00	75,000.00	100.00%	0.00	7,500.00	67,500.00
1.19	Rout and Caulk Cracks	900.00	900.00	0.00	900.00	100.00%	0.00	90.00	810.00
1.20	Deckote Installation on Balconies	80,000.00	40,000.00	20,000.00	60,000.00	75.00%	20,000.00	6,000.00	54,000.00
1.21	Painting Balcony Soffits	46,875.00	23,437.50	11,718.75	35,156.25	75.00%	11,718.75	3,515.63	31,640.63
	<b>TOTAL</b>	<b>\$ 3,060,025.00</b>	<b>\$ 2,752,795.00</b>	<b>\$ 260,511.25</b>	<b>\$ 3,013,306.25</b>	<b>98.47%</b>	<b>\$ 46,718.75</b>	<b>\$ 301,330.63</b>	<b>\$ 2,711,975.63</b>
CHANGE ORDERS									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
CO - 1	Full depth delamination repair	265,000.00	265,000.00	0.00	265,000.00	100.00%	0.00	26,500.00	238,500.00
CO - 1	Metal angle and anchor removal	95,500.00	95,500.00	0.00	95,500.00	100.00%	0.00	9,550.00	85,950.00
CO - 1	Metal Angle Coating	-75,000.00	-75,000.00	0.00	-75,000.00	100.00%	0.00	-7,500.00	-67,500.00
CO - 2	Top surface delamination repair	-17,500.00	-17,500.00	0.00	-17,500.00	100.00%	0.00	-1,750.00	-15,750.00
CO - 2	Soffit delamination repair	-59,850.00	-59,850.00	0.00	-59,850.00	100.00%	0.00	-5,985.00	-53,865.00
CO - 2	Slab edge concrete delamination repair	285,000.00	285,000.00	0.00	285,000.00	100.00%	0.00	28,500.00	256,500.00
CO - 2	Vertical surface delamination repair	-12,000.00	-12,000.00	0.00	-12,000.00	100.00%	0.00	-1,200.00	-10,800.00
CO - 2	Rout and caulk cracks	-810.00	-810.00	0.00	-810.00	100.00%	0.00	-81.00	-729.00
CO - 3	Painting all the walls within the balconies	54,500.00	54,500.00	0.00	54,500.00	100.00%	0.00	5,450.00	49,050.00
CO - 4	Cleaning and Painting Exterior Concrete Walls and Concrete Panels between Windows	150,000.00	112,500.00	37,500.00	150,000.00	100.00%	0.00	15,000.00	135,000.00
CO - 4	Concrete Repair Credit	-90,371.80	-90,371.80	0.00	-90,371.80	100.00%	0.00	-9,037.18	-81,334.62
CO - 5	Sealant Replacement at Window Perimeters	40,000.00	32,500.00	7,500.00	40,000.00	100.00%	0.00	4,000.00	36,000.00
CO - 5	Sealant replacement at Perimeter of Precast Concrete Panels	46,000.00	9,200.00	36,800.00	46,000.00	100.00%	0.00	4,600.00	41,400.00
	<b>TOTAL</b>	<b>\$ 680,468.20</b>	<b>\$ 598,668.20</b>	<b>\$ 81,800.00</b>	<b>\$ 680,468.20</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ 68,046.82</b>	<b>\$ 612,421.38</b>

**INVOICE**

30 September 2025

To: Lionsgate Communities  
 C/O Ilona Cervantes  
 RJC  
 1285 West Broadway, Suite 300  
 Vancouver BC V6H 3X8



GST #: 87177-9427RT  
 Invoice #: 2489

**Re: Bellevue Tower West – Balcony Restoration  
 Progress Draw # 11**

Subtotal:	\$342 311.25
Less 10% holdback:	(\$ 34 231.12)
Subtotal:	\$308 080.13
GST:	\$ 15 404.00
Total:	\$323 484.13

Should you have any questions regarding this invoice, please feel free to contact me at my office at 983-2512.

Yours sincerely,

Maurice F. Hulscher  
 President, Alumni Restorations Ltd.

<b>Bellevue Towers</b>				
<b>Progress Draw # 11</b>				
	73			
<b>Item</b>	<b>Contract</b>	<b>Total</b>	<b>Previous</b>	<b>Current</b>
Mock up	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ -
Mobilization	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ -
General requirements	\$ 180,000.00	\$ 180,000.00	\$ 166,080.00	\$ 13,920.00
Demobilization	\$ 25,000.00	\$ 12,500.00	\$ -	\$ 12,500.00
Environmental testing	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -
Access	\$ 336,000.00	\$ 336,000.00	\$ 331,440.00	\$ 4,560.00
Balcony guard walls	\$ 685,000.00	\$ 685,000.00	\$ 685,000.00	\$ -
General disposal	\$ 40,000.00	\$ 38,000.00	\$ 38,000.00	\$ -
Guardrail engineering	\$ 10,000.00	\$ 10,000.00	\$ 7,500.00	\$ 2,500.00
Guardrails	\$ 781,250.00	\$ 781,250.00	\$ 585,937.50	\$ 195,312.50
Maintenance manual	\$ 500.00	\$ -	\$ -	\$ -
Top surface delamination repairs - \$250/sq.ft	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -
Full depth delamination repairs - \$500/sq.ft.	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -
Slab soffit repairs - \$315/sq.ft.	\$ 63,000.00	\$ 63,000.00	\$ 63,000.00	\$ -
Slab edge delamination repairs - \$375/sq.ft.	\$ 262,500.00	\$ 262,500.00	\$ 262,500.00	\$ -
Vertical surface delamination repairs - \$300/sq/ft/.	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
Metal angle and anchor removal - \$250 each	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ -
Metal angle coating - \$200 each	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -
Rout and caulk cracks - \$18/lin.ft.	\$ 900.00	\$ 900.00	\$ 900.00	\$ -
Deckote installation on balconies	\$ 80,000.00	\$ 80,000.00	\$ 60,000.00	\$ 20,000.00
Painting balcony soffits	\$ 46,875.00	\$ 46,875.00	\$ 35,156.25	\$ 11,718.75
CO 1				
Full depth delamination repairs - \$500/sq.ft.	\$ 265,000.00	\$ 265,000.00	\$ 265,000.00	\$ -
Metal angle and anchor removal - \$250 each	\$ 95,500.00	\$ 95,500.00	\$ 95,500.00	\$ -
Metal angle coating - \$200 each	-\$ 75,000.00	-\$ 75,000.00	-\$ 75,000.00	\$ -
CO 2				
Top surface delamination repairs - \$250/sq.ft	-\$ 17,500.00	-\$ 17,500.00	-\$ 17,500.00	\$ -
Slab soffit repairs - \$315/sq.ft.	-\$ 59,850.00	-\$ 59,850.00	-\$ 59,850.00	\$ -
Slab edge delamination repairs - \$375/sq.ft.	\$ 285,000.00	\$ 285,000.00	\$ 285,000.00	\$ -
Vertical surface delamination repairs - \$300/sq/ft/.	-\$ 12,000.00	-\$ 12,000.00	-\$ 12,000.00	\$ -
Rout and caulk cracks - \$18/lin.ft.	-\$ 810.00	-\$ 810.00	-\$ 810.00	\$ -
CO 3				
Option 1 - Painting all the walls within the balconies	\$ 54,500.00	\$ 54,500.00	\$ 54,500.00	\$ -
CO 4 - \$115,000 for p.w. and painting; \$35,000 for w	\$ 150,000.00	\$ 150,000.00	\$ 112,500.00	\$ 37,500.00
CO 4 - \$90,371.80 concrete credit	-\$ 90,371.80	-\$ 90,371.80	-\$ 90,371.80	\$ -
CO 5 - Sealant replacement at window perimeters	\$ 40,000.00	\$ 40,000.00	\$ 32,500.00	\$ 7,500.00
CO 5 - Sealant replacement at perimeter of precast	\$ 46,000.00	\$ 46,000.00	\$ 9,200.00	\$ 36,800.00
	<b>\$ 3,740,493.20</b>	<b>\$ 3,725,493.20</b>	<b>\$ 3,383,181.95</b>	<b>\$ 342,311.25</b>
General requirements \$3460/week				
Access \$6905/week				
Balcony guardrails -744 panels @ \$920.70 each				

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

**CCDC 9A - 2018**

To be made by the Contractor as a condition for either  
 second and subsequent progress payments; or  
 release of holdback.

Application for payment number 9  
 dated 30 July, 2025 is the last  
 application for payment for which the Contractor has  
 received payment.

## Information Appearing in the Contract Documents

Name of Project  
**Bellevue Tower West - Balcony Restoration**

Date of Contract: September 20, 2024

Name of Owner <b>Lionsgate Communities</b>	Name of Contractor <b>Alumni Restorations Ltd.</b>
---	---

## 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 West Vancouver, BC this 6 day of October in the year 2025  
City/Town and Province

Maurice Hulscher  
Name  
President  
Title

  
Signature

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

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

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

**CCDC**  
**9**  
 2018

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

**Danielle Catherine Hulscher**  
 A Commissioner for Taking Affidavits for British Columbia  
 Expires: November 30, 2026

**CCDC** Copyright 2018  
 Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

<sup>75</sup>  
**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

Lionsgate Communities  
c/o Read Jones Christoffersen Ltd.  
1285 West Broadway, Suite 300  
VANCOUVER, BC V6H 3X8

October 16, 2025

**Person/Business : ALUMNI RESTORATIONS LTD**

**Account number: 624848**

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **January 01, 2026**.

This firm has had continuous coverage with us since March 29, 1999.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C136103242**

CLRAAA

**For more information about Section 258 and clearance letters visit [WorkSafeBC.com](http://WorkSafeBC.com)**

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

**To alter this document constitutes fraud.**



December 9, 2025

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

Dear Dan Sander,

**RE: Bellevue Tower West – Balcony Restoration  
 195 21st Street West Vancouver BC – Certificate for Payment #12**

**RJC No. VAN.103256.0016**

Please find enclosed the following:

- Read Jones Christoffersen Ltd. (RJC) Certificate for Payment No. 12 in the amount of **\$49,054.69** (including GST) and Progress Summary No. 12, dated December 9, 2025.
- Alumni Restorations Ltd.'s invoice #2502 dated November 28, 2025, for work completed to November 30, 2025. Invoice and supporting documents received by RJC on December 3, 2025.
- Statutory Declaration dated November 27, 2025, received by RJC on December 4, 2025.
- WorkSafe BC Letter of Good Standing dated December 9, 2025.

Based on our review of the Contractor's invoice, we believe that it reflects the work completed to the date cited and we therefore recommend payment. Please ensure remittance is forwarded directly to the Contractor and that holdback funds, as per RJC's Certificate, are deposited directly into the holdback account.

Should you have any questions, please contact the undersigned.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

A handwritten signature in black ink, appearing to read 'Reza'.

Reza Fallahtafti  
 Designer

*Reviewed by:*

A handwritten signature in black ink, appearing to read 'Ilona'.

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

RFT/jpy



This certificate is prepared for the exclusive use of the Owner. Read Jones Christoffersen Ltd. does not assume responsibility for use of this certificate by others. Issuance of this certificate does not imply acceptance of the Work in place by Read Jones Christoffersen Ltd. or the Owner. The Contractor remains responsible for performance of all work in conformity with the Contract Documents. As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge, and belief and does not constitute a warranty or guarantee by the Consultant.

This is to certify that in accordance with the Contract dated: **September 20, 2024**  
**Alumni Restorations Ltd.**  
is entitled (subject to possible claims of any others, such as lien holders) to a payment of:  
**\$49,054.69** (includes GST/HST where applicable)  
( Forty Nine Thousand Fifty Four 69 /100 Dollars )

**Contractor Account**

1. Original Contract Price.....	\$ 3,060,025.50	
2. Authorized Additions.....	\$ 936,000.00	
3. Authorized Deductions.....	\$ 255,531.80	
4. Contract Price to Date (1 + 2 - 3).....		\$ 3,740,493.70
5. Estimated Value of Work Done to Date.....		\$ 3,740,493.20
6. Statutory Lien Holdback (10% of 5).....	\$ 369,377.45	
7. Statutory Lien Holdback Released.....	\$ 0.00	
8. Current Statutory Lien Holdback (6 - 7).....		\$ 369,377.45
9. Total Certified to Date (5 - 8).....		\$ 3,371,115.75
10. Amount Previously Certified (9 from previous certificate).....		\$ 3,324,397.00
11. Amount of this Certificate (9 - 10).....		\$ <b>46,718.75</b>
12. GST on Amount Certified (5% of 11).....		\$ 2,335.94
13. Total Remittance To Contractor This Certificate (11 + 12).....		\$ <b>49,054.69</b>
14. Balance of Unpaid Contract (4 - 9).....	\$ 369,377.95	

**Statutory Lien Holdback Account**

15. Current Statutory Lien Holdback (from 8 above).....	\$ 369,377.45
16. Previous Statutory Lien Holdback (15 from previous certificate.).....	\$ 369,377.45
17. Statutory Lien Holdback this Certificate (15-16).....	\$ 0.00
18. GST on Statutory Lien Holdback (5% of 17).....	\$ 0.00
19a. Total Remittance to Lien Holdback Account this Certificate (17+18).....	\$ <b>0.00</b>
<b>or</b>	
19b. Total Released from Lien Holdback Account this Certificate (17+18).....	\$ 0.00
20. Total Funds Remaining in Holdback Account (Including GST/HST).....	\$ <b>387,846.32</b>

Per: \_\_\_\_\_  
READ JONES CHRISTOFFERSEN LTD.

**Date**

December 9, 2025

**For the Period**

From: October 1, 2025  
To: October 31, 2025

**Contractor**

Alumni Restorations Ltd.

4923 Marine Drive  
West Vancouver BC  
V7W 2P5

**Owner**

Lionsgate Communities

1155 West Pender Street,  
Suite 620  
Vancouver BC V6E 2P4

**Distribution**

**CONTRACTOR:**

Beau Henderson

**OWNER:**

Dan Sander

**CONSULTANT(S) - RJC:**

Ilona Cervantes  
Reza Fallahtafti

**Project Name**

Bellevue Tower West -  
Balcony Restoration

**Project No.**

VAN.103256.0016

SUMMARY OF COSTS									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
	Lump Sum Contract Amount	3,060,025.00	3,013,306.25	46,718.75	3,060,025.00	100.00%	-	306,002.50	2,754,022.50
	Change Order	680,468.20	680,468.20	-	680,468.20	100.00%	-	68,046.82	612,421.38
	<b>TOTAL</b>	<b>\$ 3,740,493.20</b>	<b>\$ 3,693,774.45</b>	<b>\$ 46,718.75</b>	<b>\$ 3,740,493.20</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ 374,049.32</b>	<b>\$ 3,366,443.88</b>
			Complete this Draw	Lien Holdback	Subtotal		Add GST	<b>TOTAL</b>	
<b>Total this claim:</b>			<b>\$ 46,718.75</b>	<b>\$ -</b>	<b>\$ 46,718.75</b>		<b>\$ 2,335.94</b>	<b>\$</b>	<b>49,054.69</b>

CONTRACT									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
1.1	Mock Up	35,000.00	35,000.00	0.00	35,000.00	100.00%	0.00	3,500.00	31,500.00
1.2	Mobilization	45,000.00	45,000.00	0.00	45,000.00	100.00%	0.00	4,500.00	40,500.00
1.3	General Requirements	180,000.00	180,000.00	0.00	180,000.00	100.00%	0.00	18,000.00	162,000.00
1.4	Demobilization	25,000.00	12,500.00	12,500.00	25,000.00	100.00%	0.00	2,500.00	22,500.00
1.5	Environmental Testing	4,000.00	4,000.00	0.00	4,000.00	100.00%	0.00	400.00	3,600.00
1.6	Access	336,000.00	336,000.00	0.00	336,000.00	100.00%	0.00	33,600.00	302,400.00
1.7	Balcony Guard Walls - Demolition and Disposal	685,000.00	685,000.00	0.00	685,000.00	100.00%	0.00	68,500.00	616,500.00
1.8	General Disposal	40,000.00	38,000.00	2,000.00	40,000.00	100.00%	0.00	4,000.00	36,000.00
1.9	Guardrail Engineering	10,000.00	10,000.00	0.00	10,000.00	100.00%	0.00	1,000.00	9,000.00
1.10	Guardrails	781,250.00	781,250.00	0.00	781,250.00	100.00%	0.00	78,125.00	703,125.00
1.11	Maintenance Manual	500.00	0.00	500.00	500.00	100.00%	0.00	50.00	450.00
1.12	Top Surface Delamination Repairs	50,000.00	50,000.00	0.00	50,000.00	100.00%	0.00	5,000.00	45,000.00
1.13	Full Depth Delamination Repairs	200,000.00	200,000.00	0.00	200,000.00	100.00%	0.00	20,000.00	180,000.00
1.14	Slab Soffit Repairs	63,000.00	63,000.00	0.00	63,000.00	100.00%	0.00	6,300.00	56,700.00
1.15	Slab Edge Delamination Repairs	262,500.00	262,500.00	0.00	262,500.00	100.00%	0.00	26,250.00	236,250.00
1.16	Vertical Surface Delamination Repairs	15,000.00	15,000.00	0.00	15,000.00	100.00%	0.00	1,500.00	13,500.00
1.17	Metal Angle and Anchor Removal	125,000.00	125,000.00	0.00	125,000.00	100.00%	0.00	12,500.00	112,500.00
1.18	Metal Angle Coating	75,000.00	75,000.00	0.00	75,000.00	100.00%	0.00	7,500.00	67,500.00
1.19	Rout and Caulk Cracks	900.00	900.00	0.00	900.00	100.00%	0.00	90.00	810.00
1.20	Deckote Installation on Balconies	80,000.00	60,000.00	20,000.00	80,000.00	100.00%	0.00	8,000.00	72,000.00
1.21	Painting Balcony Soffits	46,875.00	35,156.25	11,718.75	46,875.00	100.00%	0.00	4,687.50	42,187.50
	<b>TOTAL</b>	<b>\$ 3,060,025.00</b>	<b>\$ 3,013,306.25</b>	<b>\$ 46,718.75</b>	<b>\$ 3,060,025.00</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ 306,002.50</b>	<b>\$ 2,754,022.50</b>

CHANGE ORDERS									
Ref.	Item Description	Current Budget	Cost Complete Previous	Cost Complete This Draw	Cost Complete Total	Percent Complete Total	Cost to Complete Total	Lien Holdback Total	Net Payment Total
CO - 1	Full depth delamination repair	265,000.00	265,000.00	0.00	265,000.00	100.00%	0.00	26,500.00	238,500.00
CO - 2	Metal angle and anchor removal	95,500.00	95,500.00	0.00	95,500.00	100.00%	0.00	9,550.00	85,950.00
CO - 3	Metal Angle Coating	-75,000.00	-75,000.00	0.00	-75,000.00	100.00%	0.00	-7,500.00	-67,500.00
CO - 4	Top surface delamination repair	-17,500.00	-17,500.00	0.00	-17,500.00	100.00%	0.00	-1,750.00	-15,750.00
CO - 5	Soffit delamination repair	-59,850.00	-59,850.00	0.00	-59,850.00	100.00%	0.00	-5,985.00	-53,865.00
CO - 6	Slab edge concrete delamination repair	285,000.00	285,000.00	0.00	285,000.00	100.00%	0.00	28,500.00	256,500.00
CO - 7	Vertical surface delamination repair	-12,000.00	-12,000.00	0.00	-12,000.00	100.00%	0.00	-1,200.00	-10,800.00
CO - 8	Rout and caulk cracks	-810.00	-810.00	0.00	-810.00	100.00%	0.00	-81.00	-729.00
CO - 9	Painting all the walls within the balconies	54,500.00	54,500.00	0.00	54,500.00	100.00%	0.00	5,450.00	49,050.00
CO - 10	Cleaning and Painting Exterior Concrete Walls and Concrete Panels between Windows	150,000.00	150,000.00	0.00	150,000.00	100.00%	0.00	15,000.00	135,000.00
CO - 11	Concrete Repair Credit	-90,371.80	-90,371.80	0.00	-90,371.80	100.00%	0.00	-9,037.18	-81,334.62
CO - 12	Sealant Replacement at Window Perimeters	40,000.00	40,000.00	0.00	40,000.00	100.00%	0.00	4,000.00	36,000.00
CO - 13	Sealant replacement at Perimeter of Precast Concrete Panels	46,000.00	46,000.00	0.00	46,000.00	100.00%	0.00	4,600.00	41,400.00
	<b>TOTAL</b>	<b>\$ 680,468.20</b>	<b>\$ 680,468.20</b>	<b>\$ -</b>	<b>\$ 680,468.20</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ 68,046.82</b>	<b>\$ 612,421.38</b>

**Alumni Restorations Ltd.**

4923 Marine Drive  
 West Vancouver BC V7W 2P5  
 info@alumnigroup.ca  
 GST/HST Registration No.: 871779427RT0001

**INVOICE**

**BILL TO**  
 Lionsgate Communities  
 C/O Ilona Cervantes  
 RJC  
 1285 West Broadway, Suite 300  
 Vancouver BC V6H 3X8

**INVOICE** 2502  
**DATE** 28/11/2025  
**TERMS** Net 30  
**DUE DATE** 28/12/2025

**PO#**  
 195 21st St, West Van.

DESCRIPTION	AMOUNT	TAX
Subtotal as per spreadsheet:	46,718.75	GST
<hr/>		
	SUBTOTAL	46,718.75
	GST @ 5%	2,335.94
	TOTAL	49,054.69
<hr/>		
	BALANCE DUE	<b>\$49,054.69</b>

<b>Bellevue Towers</b>				
<b>Substantial Completion</b>				
	<b>80</b>			
<b>Item</b>	<b>Contract</b>	<b>Total</b>	<b>Previous</b>	<b>Current</b>
Mock up	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ -
Mobilization	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ -
General requirements	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ -
Demobilization	\$ 25,000.00	\$ 25,000.00	\$ 12,500.00	\$ 12,500.00
Environmental testing	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -
Access	\$ 336,000.00	\$ 336,000.00	\$ 336,000.00	\$ -
Balcony guard walls	\$ 685,000.00	\$ 685,000.00	\$ 685,000.00	\$ -
General disposal	\$ 40,000.00	\$ 40,000.00	\$ 38,000.00	\$ 2,000.00
Guardrail engineering	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
Guardrails	\$ 781,250.00	\$ 781,250.00	\$ 781,250.00	\$ -
Maintenance manual	\$ 500.00	\$ 500.00	\$ -	\$ 500.00
Top surface delamination repairs - \$250/sq.ft	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -
Full depth delamination repairs - \$500/sq.ft.	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -
Slab soffit repairs - \$315/sq.ft.	\$ 63,000.00	\$ 63,000.00	\$ 63,000.00	\$ -
Slab edge delamination repairs - \$375/sq.ft.	\$ 262,500.00	\$ 262,500.00	\$ 262,500.00	\$ -
Vertical surface delamination repairs - \$300/sq/ft/.	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
Metal angle and anchor removal - \$250 each	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ -
Metal angle coating - \$200 each	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -
Rout and caulk cracks - \$18/lin.ft.	\$ 900.00	\$ 900.00	\$ 900.00	\$ -
Deckote installation on balconies	\$ 80,000.00	\$ 80,000.00	\$ 60,000.00	\$ 20,000.00
Painting balcony soffits	\$ 46,875.00	\$ 46,875.00	\$ 35,156.25	\$ 11,718.75
CO 1				
Full depth delamination repairs - \$500/sq.ft.	\$ 265,000.00	\$ 265,000.00	\$ 265,000.00	\$ -
Metal angle and anchor removal - \$250 each	\$ 95,500.00	\$ 95,500.00	\$ 95,500.00	\$ -
Metal angle coating - \$200 each	-\$ 75,000.00	-\$ 75,000.00	-\$ 75,000.00	\$ -
CO 2				
Top surface delamination repairs - \$250/sq.ft	-\$ 17,500.00	-\$ 17,500.00	-\$ 17,500.00	\$ -
Slab soffit repairs - \$315/sq.ft.	-\$ 59,850.00	-\$ 59,850.00	-\$ 59,850.00	\$ -
Slab edge delamination repairs - \$375/sq.ft.	\$ 285,000.00	\$ 285,000.00	\$ 285,000.00	\$ -
Vertical surface delamination repairs - \$300/sq/ft/.	-\$ 12,000.00	-\$ 12,000.00	-\$ 12,000.00	\$ -
Rout and caulk cracks - \$18/lin.ft.	-\$ 810.00	-\$ 810.00	-\$ 810.00	\$ -
CO 3				
Option 1 - Painting all the walls within the balconies	\$ 54,500.00	\$ 54,500.00	\$ 54,500.00	\$ -
CO 4 - \$115,000 for p.w. and painting; \$35,000 for w	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ -
CO 4 - \$90,371.80 concrete credit	-\$ 90,371.80	-\$ 90,371.80	-\$ 90,371.80	\$ -
CO 5 - Sealant replacement at window perimeters	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ -
CO 5 - Sealant replacement at perimeter of precast	\$ 46,000.00	\$ 46,000.00	\$ 46,000.00	\$ -
	<b>\$ 3,740,493.20</b>	<b>\$ 3,740,493.20</b>	<b>\$ 3,693,774.45</b>	<b>\$ 46,718.75</b>
General requirements \$3460/week				
Access \$6905/week				
Balcony guardrails -744 panels @ \$920.70 each				

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

## CCDC 9A – 2018

To be made by the Contractor as a condition for either

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

Application for payment number 11  
 dated 30 September 2025 is the last  
 application for payment for which the Contractor has  
 received payment.

### Information Appearing in the Contract Documents

Name of Project  
Bellevue Tower West - Balcony Restoration

Date of Contract: September 20, 2024

Name of Owner  
Lionsgate Communities

Name of Contractor  
Alumni Restorations Ltd.

### Declaration

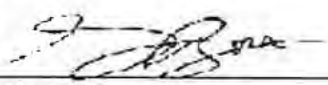
I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and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

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

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

Declared before me in West Vancouver, BC this 27 day of November in the year 2025  
City/Town and Province

George Barr  
Name  
Principal  
Title

  
Signature

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

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

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**Danielle Catherine Hulshof**  
 A Commissioner for Taking Affidavits for British Columbia  
 Expires: November 30, 2026

**CCDC**  
 Canadian Construction Documents Committee  
 Copyright 2018



WORKING TO MAKE A DIFFERENCE

**82  
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

Lionsgate Communities  
c/o Read Jones Christoffersen Ltd.  
1285 West Broadway, Suite 300  
VANCOUVER, BC V6H 3X8

December 09, 2025

**Person/Business : ALUMNI RESTORATIONS LTD**

**Account number: 624848**

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee **will** not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **January 01, 2026**.

This firm has had continuous coverage with us since March 29, 1999.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C136232935**

**CLRAAA**

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

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

**To alter this document constitutes fraud.**



December 9, 2025

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

Dear Dan Sander,

**RE: Bellevue Tower West – Balcony Restoration  
195 21st Street West Vancouver BC – Certificate for Payment #13-HB**

**RJC No. VAN.103256.0016**

Please find enclosed the following:

- Read Jones Christoffersen Ltd. (RJC) Certificate for Payment No. 13-HB in the amount of **\$387,846.32** (including GST), dated December 9, 2025.
- Alumni Restorations Ltd.'s invoice #2503 dated December 1, 2025, for holdback release. Revised invoice and supporting documents received by RJC on December 8, 2025.
- Statutory Declaration dated November 27, 2025, received by RJC on December 4, 2025.
- WorkSafe BC Letter of Good Standing dated December 9, 2025.

The lien period for this project expired 55 days after the issuance of the Certificate of Completion dated October 7, 2025. The holdback was due and payable on **December 1, 2025**. Prior to release of the holdback funds, the Owner must confirm that no liens pertaining to this project exist against the title. This can be completed by contacting the Land Titles Office and checking the "Court Registry". We recommend that payment not be made until the holdback period has expired and Statutory Declarations have been received. Please forward remittance directly to the Contractor.

Should you have any questions, please contact the undersigned.

Yours truly,  
READ JONES CHRISTOFFERSEN LTD.

Reza Fallahtafti  
Designer

*Reviewed by:*

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

RFT/jpy



This certificate is prepared for the exclusive use of the Owner. Read Jones Christoffersen Ltd. does not assume responsibility for use of this certificate by others. Issuance of this certificate does not imply acceptance of the Work in place by Read Jones Christoffersen Ltd. or the Owner. The Contractor remains responsible for performance of all work in conformity with the Contract Documents. As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge, and belief and does not constitute a warranty or guarantee by the Consultant.

This is to certify that in accordance with the Contract dated: **September 20, 2024**  
**Alumni Restorations Ltd.**  
is entitled (subject to possible claims of any others, such as lien holders) to a payment of:  
**\$387,846.32** (includes GST/HST where applicable)  
( Three Hundred Eighty Seven Thousand Eight Hundred Forty Six 32 /100 Dollars )

**Contractor Account**

1. Original Contract Price.....	\$ 3,060,025.50	
2. Authorized Additions.....	\$ 936,000.00	
3. Authorized Deductions.....	\$ 255,531.80	
4. Contract Price to Date (1 + 2 - 3).....		\$ 3,740,493.70
5. Estimated Value of Work Done to Date.....		\$ 3,740,493.20
6. Statutory Lien Holdback (10% of 5).....	\$ 369,377.45	
7. Statutory Lien Holdback Released.....	\$ 369,377.45	
8. Current Statutory Lien Holdback (6 - 7).....		\$ 0.00
9. Total Certified to Date (5 - 8).....		\$ 3,740,493.20
10. Amount Previously Certified (9 from previous certificate).....		\$ 3,371,115.75
11. Amount of this Certificate (9 - 10).....		\$ <b>369,377.45</b>
12. GST on Amount Certified (5% of 11).....		\$ 18,468.87
13. Total Remittance To Contractor This Certificate (11 + 12).....		\$ <b>387,846.32</b>
14. Balance of Unpaid Contract (4 - 9).....	\$ 0.50	

**Statutory Lien Holdback Account**

15. Current Statutory Lien Holdback (from 8 above).....	\$ 0.00
16. Previous Statutory Lien Holdback (15 from previous certificate.).....	\$ 369,377.45
17. Statutory Lien Holdback this Certificate (15-16).....	\$ -369,377.45
18. GST on Statutory Lien Holdback (5% of 17).....	\$ -18,468.87
19a. Total Remittance to Lien Holdback Account this Certificate (17+18).....	\$ <b>0.00</b>
<b>or</b>	
19b. Total Released from Lien Holdback Account this Certificate (17+18).....	\$ <b>387,846.32</b>
20. Total Funds Remaining in Holdback Account (Including GST/HST).....	\$ 0.00

Per: \_\_\_\_\_  
READ JONES CHRISTOFFERSEN LTD.

**Date**

December 9, 2025

**For the Period**

From: Holdback  
To:

**Contractor**

Alumni Restorations Ltd.

4923 Marine Drive  
West Vancouver BC  
V7W 2P5

**Owner**

Lionsgate Communities

1155 West Pender Street,  
Suite 620  
Vancouver BC V6E 2P4

**Distribution**

**CONTRACTOR:**

Beau Henderson

**OWNER:**

Dan Sander

**CONSULTANT(S) - RJC:**

Ilona Cervantes  
Reza Fallahtafti

**Project Name**

Bellevue Tower West -  
Balcony Restoration

**Project No.**

VAN.103256.0016

**Alumni Restorations Ltd.**

4923 Marine Drive  
 West Vancouver BC V7W 2P5  
 info@alumnigroup.ca  
 GST/HST Registration No.: 871779427RT0001

**INVOICE**

**BILL TO**  
 Lionsgate Communities  
 C/O Ilona Cervantes  
 RJC  
 1285 West Broadway, Suite 300  
 Vancouver BC V6H 3X8

**INVOICE** 2503  
**DATE** 01/12/2025  
**TERMS** Net 30  
**DUE DATE** 31/12/2025

**PO#**  
 195 21st St, West Van.

DESCRIPTION	AMOUNT	TAX
55-day 10% mechanics lien holdback.	369,377.45	GST
<b>SUBTOTAL</b>		<b>369,377.45</b>
GST @ 5%		18,468.87
<b>TOTAL</b>		<b>387,846.32</b>
<b>BALANCE DUE</b>		<b>\$387,846.32</b>

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

## CCDC 9A – 2018

To be made by the Contractor as a condition for either

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

Application for payment number 11  
 dated 30 September 2025 is the last  
 application for payment for which the Contractor has  
 received payment.

### Information Appearing in the Contract Documents

Name of Project  
Bellevue Tower West - Balcony Restoration

Date of Contract: September 20, 2024

Name of Owner  
Lionsgate Communities

Name of Contractor  
Alumni Restorations Ltd.

### Declaration


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


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

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

Declared before me in West Vancouver, BC this 27 day of November in the year 2025  
City/Town and Province

George Barr  
Name  
Principal  
Title

  
Signature

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

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**CCDC**  
**9**  
 2018

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**Danielle Catherine Hulscher**  
 A Commissioner for Taking Affidavits for British Columbia  
 Expires: November 30, 2026



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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

Lionsgate Communities  
c/o Read Jones Christoffersen Ltd.  
1285 West Broadway, Suite 300  
VANCOUVER, BC V6H 3X8

December 09, 2025

**Person/Business : ALUMNI RESTORATIONS LTD**

**Account number: 624848**

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee **will** not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **January 01, 2026**.

This firm has had continuous coverage with us since March 29, 1999.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C136232935**

**CLRAAA**

**For more information about Section 258 and clearance letters visit [WorkSafeBC.com](http://WorkSafeBC.com)**

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

**To alter this document constitutes fraud.**



Invoice Date: May 14, 2024

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@liondgc.com; cameron@lionsgc.com

Invoice Number 441994  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Design Development	1,200.00	100.00%	1,200.00	0.00%	0.00	1,200.00
Total Fixed Fee	1,200.00		1,200.00		0.00	1,200.00
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						1,200.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						60.00
<b>TOTAL THIS INVOICE</b>						<b>1,260.00</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: June 28, 2024

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@liondgc.com; cameron@lionsgc.com

Invoice Number 447699  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Design Development	3,410.00	100.00%	3,410.00	35.19%	1,200.00	2,210.00
Prep of Spec & Drawings	11,700.00	100.00%	11,700.00	0.00%	0.00	11,700.00
Permit Application	4,500.00	22.22%	1,000.00	0.00%	0.00	1,000.00
Total Fixed Fee	19,610.00		16,110.00		1,200.00	14,910.00
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						14,910.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						745.50
<b>TOTAL THIS INVOICE</b>						<b>15,655.50</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).  
Please indicate our invoice number on your payment.



Invoice Date: July 31, 2024

**Lionsgate Communities Corp**  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 450653  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Design Development	3,410.00	100.00%	3,410.00	100.00%	3,410.00	
Prep of Spec & Drawings	11,700.00	100.00%	11,700.00	100.00%	11,700.00	
Permit Application	4,500.00	37.78%	1,700.00	22.22%	1,000.00	700.00
Total Fixed Fee	19,610.00		16,810.00		16,110.00	700.00
<b>DISBURSEMENTS:</b>						
SUBTOTAL						700.00
GST PAYABLE (#10442 9493 RT) at 5%						35.00
<b>TOTAL THIS INVOICE</b>						<b>735.00</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).  
Please indicate our invoice number on your payment.



**Invoice Date: August 30, 2024**

**Lionsgate Communities Corp**  
 1155 West Pender Street  
 Vancouver, BC V6B 2P4  
 Canada

**Attention: Cameron Miller**

ap@lionsgc.com; cameron@lionsgc.com

**Invoice Number** 453532  
**Client Code** LION08  
**RJC Job No.** VAN.103256.0016  
**PO Number** 207  
**Bill Currency** CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Design Development	3,410.00	100.00%	3,410.00	100.00%	3,410.00	
Prep of Spec & Drawings	11,700.00	100.00%	11,700.00	100.00%	11,700.00	
Permit Application	4,500.00	100.00%	4,500.00	37.78%	1,700.00	2,800.00
<b>Total Fixed Fee</b>	<b>19,610.00</b>		<b>19,610.00</b>		<b>16,810.00</b>	<b>2,800.00</b>
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						2,800.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						140.00
<b>TOTAL THIS INVOICE</b>						<b>2,940.00</b>

**Reviewed By: Ilona Cervantes**

e. & oe.

**Terms: Net 30 Days**  
 Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

**Remit to: Read Jones Christoffersen Ltd.**

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).  
 Please indicate our invoice number on your payment.



Invoice Date: September 26, 2024

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 455299  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Design Development	3,410.00	100.00%	3,410.00	100.00%	3,410.00	
Prep of Spec & Drawings	11,700.00	100.00%	11,700.00	100.00%	11,700.00	
Permit Application	4,500.00	100.00%	4,500.00	100.00%	4,500.00	
Bid/ Pricing	1,500.00	100.00%	1,500.00	0.00%	0.00	1,500.00
Preconstruction Services	4,550.00	100.00%	4,550.00	0.00%	0.00	4,550.00
Contract Admin & Construc Rvw	8,855.00	0.00%		0.00%		
<b>Total Fixed Fee</b>	<b>34,515.00</b>		<b>25,660.00</b>		<b>19,610.00</b>	<b>6,050.00</b>
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						<u>6,050.00</u>
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						302.50
<b>TOTAL THIS INVOICE</b>						<u><u>6,352.50</u></u>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: October 25, 2024

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 457776  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim	
Design Development	3,410.00	100.00%	3,410.00	100.00%	3,410.00		
Prep of Spec & Drawings	11,700.00	100.00%	11,700.00	100.00%	11,700.00		
Permit Application	4,500.00	100.00%	4,500.00	100.00%	4,500.00		
Bid/ Pricing	1,500.00	100.00%	1,500.00	100.00%	1,500.00		
Preconstruction Services	4,550.00	100.00%	4,550.00	100.00%	4,550.00		
Contract Admin & Construc Rvw	8,855.00	100.00%	8,855.00	0.00%	0.00	8,855.00	
Total Fixed Fee	34,515.00		34,515.00		25,660.00	8,855.00	
<b>DISBURSEMENTS:</b>							
<b>SUBTOTAL</b>							8,855.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>							442.75
<b>TOTAL THIS INVOICE</b>							<b>9,297.75</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: November 29, 2024

**Lionsgate Communities Corp**  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 462586  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Design Development	3,410.00	100.00%	3,410.00	100.00%	3,410.00	
Prep of Spec & Drawings	11,700.00	100.00%	11,700.00	100.00%	11,700.00	
Permit Application	4,500.00	100.00%	4,500.00	100.00%	4,500.00	
Bid/ Pricing	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Preconstruction Services	4,550.00	100.00%	4,550.00	100.00%	4,550.00	
Contract Admin & Construc Rvw	17,710.00	100.00%	17,710.00	50.00%	8,855.00	8,855.00
Total Fixed Fee	43,370.00		43,370.00		34,515.00	8,855.00
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						8,855.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						442.75
<b>TOTAL THIS INVOICE</b>						<b>9,297.75</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: December 24, 2024

**Lionsgate Communities Corp**  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 465200  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Design Development	3,410.00	100.00%	3,410.00	100.00%	3,410.00	
Prep of Spec & Drawings	11,700.00	100.00%	11,700.00	100.00%	11,700.00	
Permit Application	4,500.00	100.00%	4,500.00	100.00%	4,500.00	
Bid/ Pricing	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Preconstruction Services	4,550.00	100.00%	4,550.00	100.00%	4,550.00	
Contract Admin & Construc Rvw	70,840.00	37.50%	26,565.00	25.00%	17,710.00	8,855.00
Post Construction	3,500.00	0.00%		0.00%		
<b>Total Fixed Fee</b>	<b>100,000.00</b>		<b>52,225.00</b>		<b>43,370.00</b>	<b>8,855.00</b>
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						<u>8,855.00</u>
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						<u>442.75</u>
<b>TOTAL THIS INVOICE</b>						<u><u>9,297.75</u></u>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: January 23, 2025

**Lionsgate Communities Corp**  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 466260  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Design Development	3,410.00	100.00%	3,410.00	100.00%	3,410.00	
Prep of Spec & Drawings	11,700.00	100.00%	11,700.00	100.00%	11,700.00	
Permit Application	4,500.00	100.00%	4,500.00	100.00%	4,500.00	
Bid/ Pricing	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Preconstruction Services	4,550.00	100.00%	4,550.00	100.00%	4,550.00	
Contract Admin & Construc Rvw	70,840.00	50.00%	35,420.00	37.50%	26,565.00	8,855.00
Post Construction	3,500.00	0.00%		0.00%		
<b>Total Fixed Fee</b>	<b>100,000.00</b>		<b>61,080.00</b>		<b>52,225.00</b>	<b>8,855.00</b>
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						8,855.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						442.75
<b>TOTAL THIS INVOICE</b>						<b>9,297.75</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: February 28, 2025

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 470854  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	62.50%	44,275.00	50.00%	35,420.00	8,855.00
Post Construction	3,500.00	0.00%		0.00%		
Total Fixed Fee	74,340.00		44,275.00		35,420.00	8,855.00
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						8,855.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						442.75
<b>TOTAL THIS INVOICE</b>						<b>9,297.75</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: March 19, 2025

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 471530  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	75.00%	53,130.00	62.50%	44,275.00	8,855.00
Post Construction	3,500.00	0.00%		0.00%		
Total Fixed Fee	100,000.00		78,790.00		69,935.00	8,855.00
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						8,855.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						442.75
<b>TOTAL THIS INVOICE</b>						<b>9,297.75</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: April 25, 2025

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Cameron Miller

ap@lionsgc.com; cameron@lionsgc.com

Invoice Number 475363  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration

Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	87.50%	61,985.00	75.00%	53,130.00	8,855.00
Post Construction	3,500.00	0.00%		0.00%		
Total Fixed Fee	100,000.00		87,645.00		78,790.00	8,855.00
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						8,855.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						442.75
<b>TOTAL THIS INVOICE</b>						<b>9,297.75</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: May 23, 2025

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Rebecca Azeroual

ap@lionsgc.com; rebecca@lionsgc.com

Invoice Number 477615  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	100.00%	70,840.00	87.50%	61,985.00	8,855.00
Post Construction	3,500.00	0.00%		0.00%		
Total	100,000.00		96,500.00		87,645.00	8,855.00
<b>DISBURSEMENTS:</b>						
<b>SUBTOTAL</b>						8,855.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						442.75
<b>TOTAL THIS INVOICE</b>						<b>9,297.75</b>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: July 30, 2025

Lionsgate Communities Corp  
 1155 West Pender Street  
 Vancouver, BC V6B 2P4  
 Canada

Attention: Rebecca Azeroual

ap@lionsgc.com; rebecca@lionsgc.com

Invoice Number 485088  
 Client Code LION08  
 RJC Job No. VAN.103256.0016  
 PO Number 207  
 Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	100.00%	70,840.00	100.00%	70,840.00	
Field review and Contract Admin (TR)	4,775.00	100.00%	4,775.00	0.00%	0.00	4,775.00
Renderings (TR)	1,500.00	100.00%	1,500.00	0.00%	0.00	1,500.00
Post Construction	3,500.00	0.00%		0.00%		
Total Fixed Fee	80,615.00		70,840.00		64,565.00	6,275.00
<b>SUBTOTAL</b>						6,275.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						313.75
<b>TOTAL THIS INVOICE</b>						6,588.75

Reviewed By: Ilona Cervantes  
 e. & oe.

Terms: Net 30 Days  
 Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).  
 Please indicate our invoice number on your payment.



Invoice Date: August 26, 2025

Lionsgate Communities Corp  
 1155 West Pender Street  
 Vancouver, BC V6B 2P4  
 Canada

Attention: Rebecca Azeroual

ap@lionsgc.com; rebecca@lionsgc.com

Invoice Number 487521  
 Client Code LION08  
 RJC Job No. VAN.103256.0016  
 PO Number 207  
 Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	100.00%	70,840.00	100.00%	70,840.00	
Field review and Contract Admin (TR)	9,950.00	100.00%	9,950.00	47.99%	4,775.00	5,175.00
Renderings (TR)	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Post Construction	3,500.00	0.00%		0.00%		
Total Fixed Fee	85,790.00		82,290.00		77,115.00	5,175.00
<b>SUBTOTAL</b>						5,175.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						258.75
<b>TOTAL THIS INVOICE</b>						5,433.75

Reviewed By: Ilona Cervantes  
 e. & oe.

Terms: Net 30 Days  
 Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).  
 Please indicate our invoice number on your payment.



Invoice Date: October 24, 2025

Lionsgate Communities Corp  
 1155 West Pender Street  
 Vancouver, BC V6B 2P4  
 Canada

Invoice Number 493702  
 Client Code LION08  
 RJC Job No. VAN.103256.0016  
 PO Number 207  
 Bill Currency CAD

Attention: Rebecca Azeroual

ap@lionsgc.com; rebecca@lionsgc.com

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	100.00%	70,840.00	100.00%	70,840.00	
Field review and Contract Admin (TR)	14,640.00	100.00%	14,640.00	67.96%	9,950.00	4,690.00
Renderings (TR)	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Post Construction	3,500.00	0.00%		0.00%		
Total Fixed Fee	90,480.00		86,980.00		82,290.00	4,690.00
<b>SUBTOTAL</b>						4,690.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						234.50
<b>TOTAL THIS INVOICE</b>						4,924.50

Reviewed By: Ilona Cervantes  
 e. & oe.

Terms: Net 30 Days  
 Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).  
 Please indicate our invoice number on your payment.



Invoice Date: November 27, 2025

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Rebecca Azeroual

ap@lionsgc.com; rebecca@lionsgc.com

Invoice Number 498035  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	100.00%	70,840.00	100.00%	70,840.00	
Field review and Contract Admin (TR)	20,100.00	100.00%	20,100.00	72.84%	14,640.00	5,460.00
Renderings (TR)	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Post Construction	3,500.00	0.00%		0.00%		
Total Fixed Fee	95,940.00		92,440.00		86,980.00	5,460.00
<b>SUBTOTAL</b>						5,460.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						273.00
<b>TOTAL THIS INVOICE</b>						5,733.00

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.

**Burley Boys Tree Service Ltd.**

2401 Mackay Ave  
 North Vancouver BC V7P 2N2  
 +1 6049268733  
 office@burleyboys.com  
 GST/HST Registration No.:  
 105279749RT0001

**INVOICE****BILL TO**

Lions Gate Communities  
 620-1155 West Pender St  
 Vancouver BC V6E 2P4

**INVOICE #** 35663**DATE** 10/09/2024**DUE DATE** 10/09/2024**TERMS** Due on receipt**P.O. NUMBER**

PO #635

**SALES REP**

Erik

**JOB SITE**

195 21st St West Vancouver

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/08/2024	<b>Removal</b> Remove the large strawberry arbutus at the east side of the building. Remove the section of small shrubs along the east side of the building south of the tree above. - Haul all wood and debris.	1	1,540.00	1,540.00
10/08/2024	<b>Extra</b> Remove small hedges and small plants.	1	192.50	192.50

Visa or MasterCard is accepted up to a maximum \$3,000; payments can be made online by following the directions on the Invoice email or by calling our office for processing.

Please make out cheques to "Burley Boys Tree Service".

Interac e-Transfers can be sent to "office@burleyboys.com" using the password "bbts737" if prompted.

We are also happy to accept EFT/Direct Deposit. Please contact our office for details if you wish to set up.

Please include the Invoice number on cheques & e-transfers for reference.

<b>SUBTOTAL</b>	1,732.50
<b>GST/HST @ 5%</b>	86.63
<b>TOTAL</b>	1,819.13
<b>BALANCE DUE</b>	<b>\$1,819.13</b>

Thank you for your business!

**DISTRICT OF WEST VANCOUVER  
FEE SLIP**



Please remit with payment.

**Folder: BP119251**

BUILDING PERMITS  
MULTI-RESIDENTIAL A/A - COMMON A/A

<u>Summary</u>	<u>Outstanding</u>
Building	10,261.99
Engineering	125.00
Planning	1,040.00
Deposit	15,000.00
<b>TOTAL</b>	<b>\$26,426.99</b>

**DISTRICT OF WEST VANCOUVER FEE SLIP**

750 17th Street  
West Vancouver, B.C. V7V 3T3  
Phone: (604) 925-7040  
Fax: (604) 925-7234

**Folder: BP119251**

BUILDING PERMITS  
MULTI-RESIDENTIAL A/A - COMMON A/A

Address: 195 21ST STREET

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
10% Reduction	2,000,000.00	-1,000.00	Application Fee	2,000,000.00	11,610.74
Balance Of Fees	2,000,000.00	11,171.99	Digital Fee	2,000,000.00	90.00
Heavy Vehicle	2,000,000.00	125.00	Traffic > 20	1.00	1,040.00
Damage Multi	2,000,000.00	15,000.00			

<u>Summary</u>	<u>Amount</u>	<u>Received</u>	<u>Outstanding</u>
Building	21,872.73	11,610.74	10,261.99
Engineering	125.00	0.00	125.00
Planning	1,040.00	0.00	1,040.00
Deposit	15,000.00	0.00	15,000.00
<b>TOTAL</b>	<b>38,037.73</b>	<b>11,610.74</b>	<b>26,426.99</b>



Invoice Date: January 28, 2026

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Rebecca Azeroual

ap@lionsgc.com; rebecca@lionsgc.com

Invoice Number 502885  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	100.00%	70,840.00	100.00%	70,840.00	
Field review and Contract Admin (TR)	30,700.00	100.00%	30,700.00	81.64%	25,065.00	5,635.00
Renderings (TR)	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Post Construction	3,500.00	0.00%		0.00%		
Total Fixed Fee	106,540.00		103,040.00		97,405.00	5,635.00
<b>SUBTOTAL</b>						5,635.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						281.75
<b>TOTAL THIS INVOICE</b>						5,916.75

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).

Please indicate our invoice number on your payment.



Invoice Date: February 04, 2026

Lionsgate Communities Corp  
1155 West Pender Street  
Vancouver, BC V6B 2P4  
Canada

Attention: Rebecca Azeroual

ap@lionsgc.com; rebecca@lionsgc.com

Invoice Number 504199  
Client Code LION08  
RJC Job No. VAN.103256.0016  
PO Number 207  
Bill Currency CAD

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	100.00%	70,840.00	100.00%	70,840.00	
Post Construction	3,500.00	100.00%	3,500.00	0.00%	0.00	3,500.00
Field review and Contract Admin (TR)	35,325.00	100.00%	35,325.00	86.91%	30,700.00	4,625.00
Renderings (TR)	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Total Fixed Fee	111,165.00		111,165.00		103,040.00	8,125.00
<b>SUBTOTAL</b>						<u>8,125.00</u>
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						<u>406.25</u>
<b>TOTAL THIS INVOICE</b>						<u><u>8,531.25</u></u>

Reviewed By: Ilona Cervantes

e. & oe.

Terms: Net 30 Days  
Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

Remit to: Read Jones Christoffersen Ltd.

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).  
Please indicate our invoice number on your payment.



Invoice Date: December 17, 2025

**Lionsgate Communities Corp**  
 1155 West Pender Street  
 Vancouver, BC V6B 2P4  
 Canada

**Invoice Number** 499660  
**Client Code** LION08  
**RJC Job No.** VAN.103256.0016  
**PO Number** 207  
**Bill Currency** CAD

Attention: Rebecca Azeroual

ap@lionsgc.com; rebecca@lionsgc.com

Project: Bellevue Tower West-Balconies Restoration						
Components of Service	Contract Value	% Complete To Date	Value Complete to Date	% Complete Previous	Value Previous	Value this Claim
Contract Admin & Construc Rvw	70,840.00	100.00%	70,840.00	100.00%	70,840.00	
Field review and Contract Admin (TR)	25,065.00	100.00%	25,065.00	80.19%	20,100.00	4,965.00
Renderings (TR)	1,500.00	100.00%	1,500.00	100.00%	1,500.00	
Post Construction	3,500.00	0.00%		0.00%		
<b>Total Fixed Fee</b>	<b>100,905.00</b>		<b>97,405.00</b>		<b>92,440.00</b>	<b>4,965.00</b>
<b>SUBTOTAL</b>						4,965.00
<b>GST PAYABLE (#10442 9493 RT) at 5%</b>						248.25
<b>TOTAL THIS INVOICE</b>						5,213.25

**Reviewed By: Ilona Cervantes**  
 e. & oe.

**Terms: Net 30 Days**  
 Interest @ 1-1/2% per month (18% per year) will be charged on overdue accounts

**Remit to: Read Jones Christoffersen Ltd.**

Our preferred payment methods are e-transfer (sent to [e-deposits@rjc.ca](mailto:e-deposits@rjc.ca)) or EFT (email [ar@rjc.ca](mailto:ar@rjc.ca) for banking details).  
 Please indicate our invoice number on your payment.