

**CAPEX PROJECTS**  
**12184 224 St, Maple Ridge**

PO#	Vendor Code	VENDOR	Invoice #	Invoice Date	Invoice Amount	Work done	Payment Date
<b><u>BALCONY &amp; EXTERIOR WALLS</u></b>							
8502204	11475	THE RESTORERS GROUP INC	11157	Mar-31-22	\$ 43,897.61	Includes 10% holdback	19-Jul-2022
8502204	11475	THE RESTORERS GROUP INC	11237	Apr-29-22	\$ 98,645.95	Includes 10% holdback	19-Jul-2022
8502204	11475	THE RESTORERS GROUP INC	11303	May-31-22	\$ 133,434.23	Includes 10% holdback	19-Jul-2022
8502204	11475	THE RESTORERS GROUP INC	11400	Jun-30-22	\$ 44,849.69	Includes 10% holdback	25-Oct-2022
8502204	11475	THE RESTORERS GROUP INC	R2716H	Jun-30-22	\$ 35,647.50	Holdback Invoice	1-Nov-2022
8501950	11475	THE RESTORERS GROUP INC	10297	30-Apr-2021	\$ 142,672.32	Includes 10% holdback	8-Jun-2021
8501950	11475	THE RESTORERS GROUP INC	10379	31-May-2021	\$ 85,976.33	Includes 10% holdback	6-Jul-2021
8501950	11475	THE RESTORERS GROUP INC	10404	30-Jun-2021	\$ 141,321.91	Includes 10% holdback	27-Jul-2021
8501950	11475	THE RESTORERS GROUP INC	10486	30-Jul-2021	\$ 47,808.97	Includes 10% holdback	31-Aug-2021
8501950	11475	THE RESTORERS GROUP INC	10564	31-Aug-2021	\$ 100,984.82	Includes 10% holdback	28-Sep-2021
8501950	11475	THE RESTORERS GROUP INC	10670	30-Sep-2021	\$ 62,047.75	Includes 10% holdback	1-Feb-2022
8501950	11475	THE RESTORERS GROUP INC	10794	29-Oct-2021	\$ 65,958.16	Includes 10% holdback	1-Feb-2022
8501950	11475	THE RESTORERS GROUP INC	10955	31-Dec-2021	\$ 198,516.15	Includes 10% holdback	8-Feb-2022
8501950	11475	THE RESTORERS GROUP INC	10997	31-Jan-2022	\$ 71,436.33	Includes 10% holdback	29-Mar-2022
8501950	11475	THE RESTORERS GROUP INC	10837	30-Nov-2021	\$ 127,291.50	Includes 10% holdback	29-Mar-2022
8501950	11475	THE RESTORERS GROUP INC	11063	28-Feb-2022	\$ 38,002.23	Includes 10% holdback	19-Apr-2022
8501950	11475	THE RESTORERS GROUP INC	11132	31-Mar-2022	\$ 33,444.49	Includes 10% holdback	13-Jun-2022
8501950	11475	THE RESTORERS GROUP INC	R2447H	31-Mar-2022	\$ 123,940.14	Holdback Invoice	28-Jun-2022
8502205	40407	CC MANAGEMENT SOLUTIONS	89912	Jun-13-22	\$ 2,682.60		26-Jul-2022
8502205	40407	CC MANAGEMENT SOLUTIONS	89913	Jun-13-22	\$ 6,028.37		26-Jul-2022
8502205	40407	CC MANAGEMENT SOLUTIONS	89996	Jun-24-22	\$ 8,154.31		26-Jul-2022
8502205	40407	CC MANAGEMENT SOLUTIONS	91511	Sep-14-22	\$ 2,949.64		25-Oct-2022
8501951	40407	CC MANAGEMENT SOLUTIONS	82544	20-May-2021	\$ 9,383.16		15-Jun-2021
8501951	40407	CC MANAGEMENT SOLUTIONS	83146	22-Jun-2021	\$ 5,654.42		20-Jul-2021
8501951	40407	CC MANAGEMENT SOLUTIONS	83701	25-Jun-2021	\$ 9,294.35		27-Jul-2021
8501951	40407	CC MANAGEMENT SOLUTIONS	83891	30-Jul-2021	\$ 3,144.26		31-Aug-2021
8501951	40407	CC MANAGEMENT SOLUTIONS	84528	27-Aug-2021	\$ 6,641.48		21-Sep-2021
8501951	40407	CC MANAGEMENT SOLUTIONS	86078	15-Nov-2021	\$ 4,080.71		1-Feb-2022
8501951	40407	CC MANAGEMENT SOLUTIONS	86079	15-Nov-2021	\$ 4,337.89		1-Feb-2022
8501951	40407	CC MANAGEMENT SOLUTIONS	87212	26-Jan-2022	\$ 13,055.85		22-Feb-2022
8501951	40407	CC MANAGEMENT SOLUTIONS	88126	25-Feb-2022	\$ 4,698.17		29-Mar-2022
8501951	40407	CC MANAGEMENT SOLUTIONS	88283	25-Feb-2022	\$ 8,371.61		29-Mar-2022
8501951	40407	CC MANAGEMENT SOLUTIONS	88318	30-Mar-2022	\$ 2,499.30		26-Apr-2022
8501951	40407	CC MANAGEMENT SOLUTIONS	88937	28-Apr-2022	\$ 2,199.56		14-Jun-2022
<b>TOTAL COSTS</b>					<b>\$ 1,689,051.76</b>		
<b>TOTAL CAPEX WORK - 12184 224 St, Maple Ridge</b>					<b>\$ 1,689,051.76</b>		

# McINTOSH PERRY

July 25, 2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8502204  
Queen Anne Apartments-12190 224 Street, Maple Ridge, BC  
Progress Draw No. 4  
Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Invoice No. 011303, dated June 30, 2022, submitted by The Restorers Group. This letter will serve to confirm that the amount of **\$47,460**, listed in Invoice No. 011400 accurately represents the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment **\$44,849.69 including GST**, arrived at as follows:

Draw #3 – Invoice 011303:	<b>\$47,460.00</b>
Less: 10% Holdback:	<b>\$4,746.00</b>
Sub-Total:	<b>\$42,713.99</b>
Plus: 5% G.S.T:	<b>\$2,135.70</b>
Total Payment Due:	<b>\$44,849.69</b>

If you have any questions please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**



Quinton Daem  
Project Coordinator

**Reviewed by:**



Gavin Johnson, B.Arch. Sc., BSS, CET  
Senior Project Manager

Cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)



INVOICE: 011400

INVOICE TO:

CAPREIT Limited Partnership
c/o McIntosh Perry
6240 Highway 7, Suite 200
Woodbridge, ON
L4H 4G3

ATTN: Gheorghe Piscociu

P.O. NO: 8502204
JOB NO: R2716
DATE COMPLETED: June 30, 2022
INVOICE DATE: June 30, 2022
TERMS: As per contract
PROJECT LOCATION: 12190 224 St
Maple Ridge

PROGRESS INVOICE NO. 4 - FINAL

Table with 2 columns: Description and Amount. Rows include: Value of work completed to date as per attached spreadsheet (\$339,500.00), Less Progress Invoice No. 1, 2 & 3 (\$292,040.00), Current invoice amount (\$47,460.00), Less 10% Holdback (\$4,746.00), Total invoice amount (\$42,713.99), Add 5% G.S.T. (\$2,135.70), Total amount due this invoice (\$44,849.69).

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit payment to



The RESTORERS Group Inc.
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8502204  
RGI Job #: R2716  
Date Complete: 30-Jun-22  
Invoice Date: 30-Jun-22  
Payment Terms: AS PER CONTRACT  
Project Location: 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: Gheorghe Piscociu

Progress Invoice No. 4 - FINAL

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing.	100%	LS \$6,630.00	100.0%	LS	\$6,630.00	\$0.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and concrete deck	100%	LS \$3,180.00	100.0%	LS	\$3,180.00	\$0.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	100%	LS \$25,990.00	100.0%	LS	\$25,990.00	\$0.00
3	Concrete major delamination repair on the topside of balcony slabs, associated with rusted reinforcing steel, 20 mm minimum depth	100%	LS \$4,000.00	100.0%	LS	\$2,600.00	\$1,400.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony.	100%	LS \$2,000.00	100.0%	LS	\$1,600.00	\$400.00
5	Through slab repair of the balcony slabs	100%	LS \$500.00	100.0%	LS	\$375.00	\$125.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the sealants down the underlying wood sheathing and framing. This work shall include the removal of perimeter sealants and metal flashing that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants.	100%	LS \$37,800.00	100.0%	LS	\$35,910.00	\$1,890.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	100%	LS \$18,600.00	100.0%	LS	\$18,600.00	\$0.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish. This work includes balcony returns as required	100%	LS \$30,305.00	100.0%	LS	\$30,305.00	\$0.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section of joists is to be restored and includes all fasteners and through bolts.	100%	LS \$30,000.00	100.0%	LS	\$30,000.00	\$0.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	100%	LS \$1,500.00	100.0%	LS	\$1,500.00	\$0.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony railing has been removed.	100%	LS \$36,190.00	100.0%	LS	\$14,476.00	\$21,714.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony	100%	LS \$16,905.00	100.0%	LS	\$6,762.00	\$10,143.00
12	Carefully remove and replace balcony divider wall panels without damaging surrounding wall assemblies.	100%	LS \$20,190.00	100.0%	LS	\$18,152.00	\$4,038.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant or apply where missing as instructed by the consultant	100%	LS \$1,500.00	100.0%	LS	\$1,275.00	\$225.00
14	Furring balcony upturns to infill existing gaps between masonry to facilitate membrane upturns	100%	LS \$3,500.00	100.0%	LS	\$2,975.00	\$525.00
15	New wood fascia including prime and two coats of paint	100%	LS \$20,710.00	100.0%	LS	\$20,710.00	\$0.00
16	Where exposed clean prime and paint exposed areas of shelf angles and lintels including supply and installation of new through wall flashing membranes.	100%	LS \$1,000.00	100.0%	LS	\$1,000.00	\$0.00
17	Mobilization/Demobilization of personnel and equipment on site (General mobilization)	100%	LS \$9,000.00	100.0%	LS	\$9,000.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on site (12190 224 Street)	100%	LS \$70,000.00	100.0%	LS	\$63,000.00	\$7,000.00

\$292,040.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$339,500.00
TOTAL INVOICED TO DATE.....	\$339,500.00
TOTAL HOLDBACK TO DATE.....	\$33,950.00
G.S.T. INVOICED TO DATE.....	\$15,277.50

Current Billing	\$47,460.00
10% Holdback	\$4,746.00
	\$42,714.00
5% G.S.T.	\$2,135.70

**TOTAL AMOUNT DUE THIS INVOICE.....**

**\$44,849.70**

# 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 3  
dated May 31, 2022 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project  
Exterior Wall and Balcony Repairs at 12190 224 St., Maple Ridge

Date of Contract: March 9, 2022

Name of Owner  
CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor  
The RESTORERS Group Inc.

## 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.

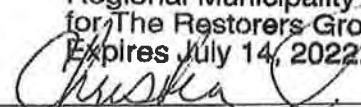
I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Richmond Hill, ON this 30 day of June in the year 2022  
*City/Town and Province*

Charles Doko  
*Name*  
Director  
*Title*

  
*Signature*

Christine Renee Doko,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

  
*(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.



WORKING TO MAKE A DIFFERENCE

**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

July 20, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **July 01, 2022**.

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C133278907**

CLRA1A

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

**To alter this document constitutes fraud.**

# McINTOSH PERRY

June 3,2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8502204  
Queen Anne Apartments-12190 224 Street, Maple Ridge, BC  
Progress Draw No. 2  
Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Invoice No. 011237, dated April 29,2022, submitted by The Restorers Group. This letter will serve to confirm that the amount of **\$104,387.25**, listed in Invoice No. 011237 accurately represents the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment **\$98,645.95 including GST**, arrived at as follows:

Draw #2- Invoice 011237:	<b>\$104,387.25</b>
Less: 10% Holdback	<b>\$10,438.73</b>
Sub-Total:	<b>\$93,948.53</b>
Plus: 5% G.S.T.	<b>\$4,697.43</b>
Total Payment Due:	<b>\$98,645.95</b>

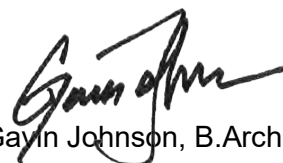
If you have any questions please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**

**Reviewed by:**



Quinton Daem  
Project Coordinator



Gavin Johnson, B.Arch. Sc., BSS, CET  
Senior Project Manager

Cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)



INVOICE: 011237

INVOICE TO:

CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
Woodbridge, ON  
L4H 4G3

ATTN: Gheorghe Piscociu

P.O. NO: 8502204

JOB NO: R2716

DATE COMPLETED: In progress

INVOICE DATE: April 29, 2022

TERMS: As per contract

PROJECT LOCATION: 12190 224 St  
Maple Ridge

**PROGRESS INVOICE NO. 2**

Value of work completed to date as per attached spreadsheet	\$150,839.75
<u>Less</u> Progress Invoice No. 1	<u>\$46,452.50</u>
Current invoice amount	\$104,387.25
<u>Less</u> 10% Holdback	<u>\$10,438.73</u>
Total invoice amount	\$93,948.53
<u>Add</u> 5% G.S.T.	<u>\$4,697.43</u>
<b>Total amount due this invoice . . . . .</b>	<b><u><u>\$98,645.95</u></u></b>

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax  
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit  
payment to



The RESTORERS Group Inc.  
344 Newkirk Road, Richmond Hill, ON L4C 3G7



# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

Attn: Gheorghe Piscociu

P O #:

RGI Job #:

Date Complete:

Invoice Date:

Payment Terms:

Project Location:

Type of Work:

8502204

R2716

In progress

29-Apr-22

AS PER CONTRACT

12190 224th St, Maple Ridge

Exterior Wall and Balcony Repairs

Progress Invoice No. 2

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	100%	\$6,630.00	60.0%	LS	\$1,657.50	\$2,320.50
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and concrete deck	100%	\$3,180.00	60.0%	LS	\$795.00	\$1,113.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	100%	\$25,990.00	60.0%	LS	\$0.00	\$15,594.00
3	Concrete major delamination repair on the topside of balcony slabs, associated with rusted reinforcing steel, 20 mm minimum depth	100%	\$4,000.00	0.0%	LS	\$0.00	\$0.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony.	100%	\$2,000.00	0.0%	LS	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	100%	\$500.00	0.0%	LS	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the sealants down the underlying wood sheathing and framing. This work shall include the removal of perimeter sealants and metal flashing that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	100%	\$37,800.00	35.0%	LS	\$0.00	\$13,230.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	100%	\$18,600.00	55.0%	LS	\$0.00	\$10,230.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish. This work includes balcony returns as required.	100%	\$30,305.00	55.0%	LS	\$0.00	\$16,667.75
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section of joists is to be restored and includes all fasteners and through bolts	100%	\$30,000.00	55.0%	LS	\$0.00	\$16,500.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	100%	\$1,500.00	55.0%	LS	\$0.00	\$825.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony railing has been removed.	100%	\$36,190.00	0.0%	LS	\$0.00	\$0.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony	100%	\$16,905.00	0.0%	LS	\$0.00	\$0.00
12	Carefully remove and replace balcony divider wall panels without damaging surrounding wall assemblies	100%	\$20,190.00	35.0%	LS	\$0.00	\$7,066.50
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant or apply where missing as instructed by the consultant.	100%	\$1,500.00	35.0%	LS	\$0.00	\$525.00
14	Furring balcony upturns to fill existing gaps between masonry to facilitate membrane upturns	100%	\$3,500.00	55.0%	LS	\$0.00	\$1,925.00
15	New wood fascia including prime and two coats of paint	100%	\$20,710.00	55.0%	LS	\$0.00	\$11,390.50
16	Where exposed clean prime and paint exposed areas of shelf angles and lintels including supply and installation of new through wall flashing membranes	100%	\$1,000.00	0.0%	LS	\$0.00	\$0.00
17	Mobilization/Demobilization of personnel and equipment on site (General mobilization)	100%	\$9,000.00	100.0%	LS	\$9,000.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on site (12190 224 Street)	100%	\$70,000.00	60.0%	LS	\$35,000.00	\$7,000.00

\$46,462.50

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$339,500.00
TOTAL INVOICED TO DATE.....	\$150,839.75
TOTAL HOLDBACK TO DATE.....	\$15,083.98
G.S.T. INVOICED TO DATE.....	\$6,787.79

Current Billing	\$104,387.25
10% Holdback	\$10,438.73
	\$93,948.52
5% G.S.T.	\$4,697.43

**TOTAL AMOUNT DUE THIS INVOICE.....**

**\$98,645.95**

# 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 NIL  
dated \_\_\_\_\_ is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project  
Exterior Wall and Balcony Repairs at 12190 224 St., Maple Ridge

Date of Contract: March 9, 2022

Name of Owner <u>CAPREIT Limited Partnership c/o McIntosh Perry</u>	Name of Contractor <u>The RESTORERS Group Inc.</u>
--	---

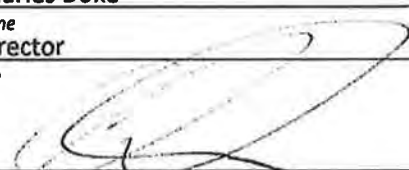
## Declaration

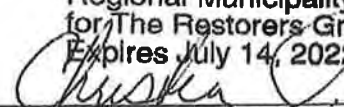
I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and 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 Richmond Hill, ON this 29 day of April in the year 2022  
*City/Town and Province*

Charles Doke  
*Name*  
Director  
*Title*  
  
*Signature*

Christine Renee Doko,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.  
  
*(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

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**CCDC** Copyright 2018  
Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

May 18, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C133149966**  
**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.**

# McINTOSH PERRY

June 20, 2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8502204  
Queen Anne Apartments-12190 224 Street, Maple Ridge, BC  
Progress Draw No. 3  
Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Invoice No. 011303, dated May 31 2022, submitted by The Restorers Group. This letter will serve to confirm that the amount of **\$141,200.25**, listed in Invoice No. 011303 accurately represents the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment **\$133,434.23 including GST**, arrived at as follows:

Draw #3 – Invoice 011303:	<b>\$141,200.25</b>
Less: 10% Holdback:	<b>\$14,120.03</b>
Sub-Total:	<b>\$127,080.22</b>
Plus: 5% G.S.T:	<b>\$6,354.01</b>
Total Payment Due:	<b>\$133,434.23</b>

If you have any questions please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**



Quinton Daem  
Project Coordinator

**Reviewed by:**



Gavin Johnson, B.Arch. Sc., BSS, CET  
Senior Project Manager

Cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)



INVOICE: 011303

INVOICE TO:

CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
Woodbridge, ON  
L4H 4G3

ATTN: Gheorghe Piscociu

P.O. NO: 8502204

JOB NO: R2716

DATE COMPLETED: In progress

INVOICE DATE: May 31, 2022

TERMS: As per contract

PROJECT LOCATION: 12190 224 St  
Maple Ridge

**PROGRESS INVOICE NO. 3**

Value of work completed to date as per attached spreadsheet	\$292,040.00
<u>Less</u> Progress Invoice No. 1 & 2	<u>\$150,839.75</u>
Current invoice amount	\$141,200.25
<u>Less</u> 10% Holdback	<u>\$14,120.03</u>
Total invoice amount	\$127,080.22
<u>Add</u> 5% G.S.T.	<u>\$6,354.01</u>
<b>Total amount due this invoice . . . . .</b>	<b><u><u>\$133,434.23</u></u></b>

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax  
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit  
payment to



The RESTORERS Group Inc.  
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8502204  
RGI Job #: R2716  
Date Complete: In progress  
Invoice Date: 31-May-22  
Payment Terms: AS PER CONTRACT  
Project Location: 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: Gheorghe Piscociu  
Progress Invoice No. 3

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	100%	LS \$6,630.00	100.0%	LS	\$3,978.00	\$2,652.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and concrete deck	100%	LS \$3,180.00	100.0%	LS	\$1,908.00	\$1,272.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	100%	LS \$25,990.00	100.0%	LS	\$15,594.00	\$10,396.00
3	Concrete major delamination repair on the topside of balcony slabs, associated with rusted reinforcing steel, 20 mm minimum depth	100%	LS \$4,000.00	65.0%	LS	\$0.00	\$2,600.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony.	100%	LS \$2,000.00	80.0%	LS	\$0.00	\$1,600.00
5	Through slab repair of the balcony slabs	100%	LS \$500.00	75.0%	LS	\$0.00	\$375.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the sealants down the underlying wood sheathing an framing This work shall include the removal of perimeter sealants and metal flashing that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants.	100%	LS \$37,600.00	95.0%	LS	\$13,230.00	\$22,680.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	100%	LS \$18,600.00	100.0%	LS	\$10,230.00	\$8,370.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish This work includes balcony returns as required.	100%	LS \$30,305.00	100.0%	LS	\$16,667.75	\$13,637.25
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas This work assumes a (2x10) section of joists is to be restored and includes all fasteners and through bolts.	100%	LS \$30,000.00	100.0%	LS	\$16,500.00	\$13,500.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	100%	LS \$1,500.00	100.0%	LS	\$825.00	\$675.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony railing has been removed.	100%	LS \$36,190.00	40.0%	LS	\$0.00	\$14,476.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony	100%	LS \$16,905.00	40.0%	LS	\$0.00	\$6,762.00
12	Carefully remove and replace balcony divider wall panels without damaging surrounding wall assemblies	100%	LS \$20,190.00	80.0%	LS	\$7,066.50	\$9,085.50
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant or apply where missing as instructed by the consultant.	100%	LS \$1,500.00	85.0%	LS	\$525.00	\$750.00
14	Furring balcony upturns to infill existing gaps between masonry to facilitate membrane upturns	100%	LS \$3,500.00	85.0%	LS	\$1,925.00	\$1,050.00
15	New wood fascia including prime and two coats of paint	100%	LS \$20,710.00	100.0%	LS	\$11,390.50	\$9,319.50
16	Where exposed clean prime and paint exposed areas of shelf angles and lintels including supply and installation of new through wall flashing membranes.	100%	LS \$1,000.00	100.0%	LS	\$0.00	\$1,000.00
17	Mobilization/Demobilization of personnel and equipment on site (General mobilization)	100%	LS \$9,000.00	100.0%	LS	\$9,000.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on site (12190 224 Street)	100%	LS \$70,000.00	90.0%	LS	\$42,000.00	\$21,000.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$339,500.00
TOTAL INVOICED TO DATE.....	\$292,040.00
TOTAL HOLDBACK TO DATE.....	\$29,204.01
G.S.T. INVOICED TO DATE.....	\$13,141.80

<b>\$150,838.75</b>	
Current Billing	\$141,200.25
10% Holdback	\$14,120.03
	\$127,080.22
5% G.S.T.	\$6,354.01

**TOTAL AMOUNT DUE THIS INVOICE..... \$133,434.23**

# 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 NIL  
dated \_\_\_\_\_ is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project  
Exterior Wall and Balcony Repairs at 12190 224 St., Maple Ridge

Date of Contract: March 9, 2022

Name of Owner  
CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor  
The RESTORERS Group Inc.


## Declaration

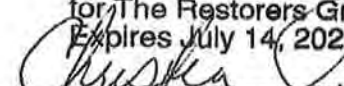
I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and 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 Richmond Hill, ON this 31 day of May in the year 2022  
*City/Town and Province*

Charles Doke  
Name  
Director  
Title  
  
Signature

Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.  
  
*(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.



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**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

June 17, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C133202293**  
**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.**



# McINTOSH PERRY

June 3,2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8502204  
Queen Anne Apartments-12190 224 Street, Maple Ridge, BC  
Progress Draw No. 1  
Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Invoice No. 011157, dated March 31,2022, submitted by Restorers Group. This letter will serve to confirm that the amount of **\$46,452.50**, listed in Invoice No. 011157 accurately represents the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment **\$43,897.61 including GST**, arrived at as follows:

Draw #1- Invoice 011157:	<b>\$46,452.50</b>
Less: 10% Holdback	<b>\$4,645.25</b>
Sub-Total:	<b>\$41,807.25</b>
Plus: 5% G.S.T.	<b>\$2,090.36</b>
Total Payment Due:	<b>\$43,897.61</b>

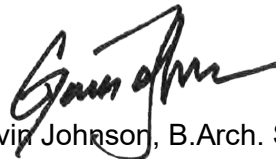
If you have any questions please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**

**Reviewed by:**



Quinton Daem  
Project Coordinator



Gavin Johnson, B.Arch. Sc., BSS, CET  
Senior Project Manager

Cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)



INVOICE: 011157

INVOICE TO:

CAPREIT Limited Partnership
c/o McIntosh Perry
6240 Highway 7, Suite 200
Woodbridge, ON
L4H 4G3

ATTN: Gheorghe Piscociu

P.O. NO: 8502204
JOB NO: R2716
DATE COMPLETED: In progress
INVOICE DATE: March 31, 2022
TERMS: As per contract
PROJECT LOCATION: 12190 224 St
Maple Ridge

PROGRESS INVOICE NO. 1

Table with 2 columns: Description and Amount. Rows include: Value of work completed to date as per attached spreadsheet (\$46,452.50), Current invoice amount (\$46,452.50), Less 10% Holdback (\$4,645.25), Total invoice amount (\$41,807.25), Add 5% G.S.T. (\$2,090.36), Total amount due this invoice (\$43,897.61).

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit payment to



The RESTORERS Group Inc.
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8502204  
RGI Job #: R2716  
Date Complete: In progress  
Invoice Date: 31-Mar-22  
Payment Terms: AS PER CONTRACT  
Project Location: 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: Gheorghe Piscociu

Progress Invoice No. 1

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	100%	\$6,630.00	25.0%	LS	\$0.00	\$1,657.50
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and concrete deck	100%	\$3,160.00	25.0%	LS	\$0.00	\$795.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	100%	\$25,990.00	0.0%	LS	\$0.00	\$0.00
3	Concrete major delamination repair on the topside of balcony slabs, associated with rusted reinforcing steel, 20 mm minimum depth	100%	\$4,000.00	0.0%	LS	\$0.00	\$0.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony.	100%	\$2,000.00	0.0%	LS	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	100%	\$500.00	0.0%	LS	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the sealants down the underlying wood sheathing and framing. This work shall include the removal of perimeter sealants and metal flashing that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants.	100%	\$37,800.00	0.0%	LS	\$0.00	\$0.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant.	100%	\$18,600.00	0.0%	LS	\$0.00	\$0.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish. This work includes balcony returns as required.	100%	\$30,305.00	0.0%	LS	\$0.00	\$0.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section of joists is to be restored and includes all fasteners and through bolts.	100%	\$30,000.00	0.0%	LS	\$0.00	\$0.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant.	100%	\$1,500.00	0.0%	LS	\$0.00	\$0.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony railing has been removed.	100%	\$36,190.00	0.0%	LS	\$0.00	\$0.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony	100%	\$16,905.00	0.0%	LS	\$0.00	\$0.00
12	Carefully remove and replace balcony divider wall panels without damaging surrounding wall assemblies.	100%	\$20,190.00	0.0%	LS	\$0.00	\$0.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant or apply where missing as instructed by the consultant.	100%	\$1,500.00	0.0%	LS	\$0.00	\$0.00
14	Furring balcony upturns to infill existing gaps between masonry to facilitate membrane upturns.	100%	\$3,500.00	0.0%	LS	\$0.00	\$0.00
15	New wood fascia including prime and two coats of paint.	100%	\$20,710.00	0.0%	LS	\$0.00	\$0.00
16	Where exposed clean prime and paint exposed areas of shelf angles and lintels including supply and installation of new through wall flashing membranes.	100%	\$1,000.00	0.0%	LS	\$0.00	\$0.00
17	Mobilization/Demobilization of personnel and equipment on site (General mobilization)	100%	\$9,000.00	100.0%	LS	\$0.00	\$9,000.00
18	Mobilization/Demobilization of personnel and equipment on site (12190 224 Street)	100%	\$70,000.00	50.0%	LS	\$0.00	\$35,000.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$339,500.00
TOTAL INVOICED TO DATE.....	\$46,452.50
TOTAL HOLDBACK TO DATE.....	\$4,645.25
G.S.T. INVOICED TO DATE.....	\$2,090.36

\$0.00	
Current Billing	\$46,452.50
10% Holdback	\$4,645.25
	\$41,807.25
5% G.S.T.	\$2,090.36

**TOTAL AMOUNT DUE THIS INVOICE..... \$43,897.61**



WORKING TO MAKE A DIFFERENCE

**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

April 22, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C133093736**  
**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.**

# McINTOSH PERRY

July 25, 2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8502204  
Queen Anne Apartments-12190 224 Street, Maple Ridge, BC  
Holdback Invoice  
Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Holdback Invoice, dated June 30, 2022, submitted by The Restorers Group. This letter will serve to confirm that the amount of **\$33,950.00**, listed in the attached invoice accurately represents the 10% holdback for the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment **\$35,647.50 including GST**, arrived at as follows:

10% Holdback Draw #1 – Invoice 011157	<b>\$4,645.25</b>
10% Holdback Draw #2 – Invoice 011237	<b>\$10,438.73</b>
10% Holdback Draw #3 – Invoice 011303	<b>\$14,120.03</b>
10% Holdback Draw #4 – Invoice 011400	<b>\$4,746.00</b>
Sub-Total:	<b>\$33,950.00</b>
Plus: 5% G.S.T:	<b>\$1,697.50</b>
Total Payment Due:	<b>\$35,647.50</b>

If you have any questions please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**

**Reviewed by:**



Quinton Daem  
Project Coordinator



Gavin Johnson, B.Arch. Sc., BSS, CET  
Senior Project Manager



June 30, 2022

CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
Woodbridge, ON  
L4H 4G3

Attn: Gheorghe Piscociu

Re: 12190 224 St.

We have completed all work on the above noted project and enclose our Workers' Compensation Certificate and Statutory Declaration.

We also enclose a holdback invoice in the amount of \$35,647.50 for approval of payment. Please release all holdback money being held on this account at your earliest convenience.

Thank You.

Yours truly,  
THE RESTORERS GROUP INC.

Pat Leblanc  
General Manager - BC

Toll Free 1.888.770.1323

[www.restorersgroup.com](http://www.restorersgroup.com)

**Head Office**  
344 Newkirk Road  
Richmond Hill, ON  
L4C 3G7

**Calgary**  
6230 48 Street SE  
Calgary, AB  
T2C 4R1

**Edmonton**  
101-10813 182 Street NW  
Edmonton, AB  
T5S 1X4

**Vancouver**  
524 Sharpe Street  
New Westminster, BC  
V3M 4R2

STATEMENT OF ACCOUNT

CAPREIT LIMITED PARTNERSHIP  
 C/O MCINTOSH PERRY  
 Re: 12190 224 ST.

AS OF JUNE 30, 2022

PROGRESS INVOICE STATEMENT								
<u>Date</u>	<u>Inv. No.</u>	<u>Inv. Amt.</u>	<u>Holdback</u>	<u>Total</u>	<u>G.S.T.</u>	<u>Amt. Due</u>	<u>Received</u>	<u>Balance</u>
03/31/2022	11157	\$46,452.50	\$4,645.25	\$41,807.25	\$2,090.36	\$43,897.61	\$43,897.61	\$0.00
04/29/2022	11237	\$104,387.25	\$10,438.73	\$93,948.53	\$4,697.43	\$98,645.95	\$98,645.95	\$0.00
05/31/2022	11303	\$141,200.25	\$14,120.03	\$127,080.23	\$6,354.01	\$133,434.24	\$133,434.24	\$0.00
06/30/2022	11400	\$47,460.00	\$4,746.00	\$42,714.00	\$2,135.70	\$44,849.70	\$0.00	\$44,849.70
<b>TOTAL</b>		<b>\$339,500.00</b>	<b>\$33,950.00</b>	<b>\$305,550.00</b>	<b>\$15,277.50</b>	<b>\$320,827.50</b>	<b>\$275,977.80</b>	<b>\$44,849.70</b>

HOLDBACK STATEMENT		
<u>Outstanding</u>	<u>G.S.T. Payable</u>	<u>Total Due</u>
\$4,645.25	\$232.26	\$4,877.51
\$10,438.73	\$521.94	\$10,960.66
\$14,120.03	\$706.00	\$14,826.03
\$4,746.00	\$237.30	\$4,983.30
<b>\$33,950.00</b>	<b>\$1,697.50</b>	<b>\$35,647.50</b>

**SUMMARY**

Progress Invoice Balance owing as of June 30, 2022	\$44,849.70
Holdback Balance owing as of June 30, 2022	\$35,647.50
<b>TOTAL OUTSTANDING</b>	<b>\$80,497.20</b>

Regards,  
 The RESTORERS Group Inc.



Susan Ooms  
 Administrator

**HOLDBACK INVOICE NUMBER: R2716H**



*CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
Woodbridge, ON  
L4H 4G3*

*P.O. No.: 8502204  
Job No.: R2716  
Date Completed: June 30, 2022  
Invoice Date: June 30, 2022  
Terms: As per contract  
Project Location: 12190 224 St.*

*Attn: Gheorghe Piscociu*

**HOLDBACK**

To request release of holdback on above noted project	\$33,950.00
<u>Add 5% G.S.T.</u>	<u>\$ 1,697.50</u>
<b>Total Amount Due this Invoice . . . . .</b>	<b><u>\$35,647.50</u></b>

2% per month interest (24% annually) charged on overdue accounts.

**PLEASE REMIT PAYMENT TO:**

**THE RESTORERS Group Inc.  
344 Newkirk Road, Richmond Hill, ON L4C 3G7  
HST# 874032642**



# 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 3  
dated May 31, 2022 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project  
Exterior Wall and Balcony Repairs at 12190 224 St., Maple Ridge

Date of Contract: March 9, 2022

Name of Owner <u>CAPREIT Limited Partnership c/o McIntosh Perry</u>	Name of Contractor <u>The RESTORERS Group Inc.</u>
--	---


## Declaration

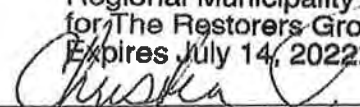
I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and 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 Richmond Hill, ON this 30 day of June in the year 2022  
*City/Town and Province*

Charles Doke  
Name  
Director  
Title  
  
Signature

Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.  
  
(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

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**CCDC** Copyright 2018  
Canadian Construction Documents Committee



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**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

July 20, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **July 01, 2022**.

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C133278907**  
CLRA1A

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

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

**To alter this document constitutes fraud.**

# McINTOSH PERRY

January 24,2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8501950  
12184,12186,12188,12190 224<sup>th</sup> Street, Maple Ridge, BC  
Progress Draw No. 9  
Our Reference No: V1919264CM


As requested, we have reviewed the attached Invoice No. 010955, dated December 31,2021, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$1,029,183.00**, listed in Invoice No. 010955 accurately represents the total work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment **\$198,516.15, including GST**, arrived at as follows:


Draw #9 - Invoice 010955:	<b>\$210,070.00</b>
Less:10% Holdback	<b>\$21,007.00</b>
Sub-Total	<b>\$189,063.00</b>
Plus: 5% G.S.T	<b>\$49,453.15</b>
Total Payment Due:	<b>\$198,516.15</b>

If you have any questions, please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**

  
Gheorghe Piscociu, P. Eng.  
Senior Project Engineer

**Reviewed by:**

  
Adam Sharkawy, M.Eng., P.Eng.  
Manager, Restoration

cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)  
Troy Westlake, The Restorers Group, [troy@restorersgroup.ca](mailto:troy@restorersgroup.ca)



INVOICE: 010955

INVOICE TO:

CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, #200  
Woodbridge, ON

P.O. NO: 8501950

JOB NO: R2447

DATE COMPLETED: In progress

INVOICE DATE: December 31, 2021

TERMS: As per contract

PROJECT LOCATION: 12184, 12186, 12188,  
12190, 224th St.  
Maple Ridge

ATTN: Gheorghe Piscociu

**PROGRESS INVOICE NO. 9**

Value of work completed to date as per attached spreadsheet	\$1,029,183.00
<u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6, 7 & 8	<u>\$819,113.00</u>
Current invoice amount	\$210,070.00
<u>Less</u> 10% Holdback	<u>\$21,007.00</u>
Current invoice amount	\$189,063.00
<u>Add</u> 5% G.S.T.	<u>\$9,453.15</u>
<b>Total amount due this invoice</b> . . . . .	<b><u><u>\$198,516.15</u></u></b>

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax  
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit  
payment to



The RESTORERS Group Inc.  
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 31-Dec-21  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, A  
Type of Work: Exterior Wall and Balcony

Attn: Gheorghe Piscociu  
Progress Invoice No. 9

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Unit	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	552	\$39.00	m	\$3,900.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	273	\$37.00	m	\$1,517.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	634	\$115.00	m2	\$14,030.00
3	Concrete major delamination repair on the topside of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	24	\$700.00	m2	\$5,600.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00	m	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00	m2	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755 m2	\$132,125.00	532	\$175.00	m2	\$6,125.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant.	350 m2	\$54,250.00	388	\$155.00	m2	\$13,020.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony	740 m	\$102,860.00	715	\$139.00	m	\$35,167.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	772	\$121.00	m	\$41,382.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	390	\$26.00	m	\$1,976.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	338	\$249.00	m	\$19,173.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	168	\$260.00	m	\$7,800.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	60	\$950.00	each	\$6,650.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00	m	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00	each	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00	m	\$0.00
16	Where exposed clean, prime and paint exposed areas of shell angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00	m	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	90.0%		LS	\$0.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	100.0%		LS	\$0.00
18a	Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access	100% LS	\$70,000.00	0.0%		LS	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access	100% LS	\$70,000.00	100.0%		LS	\$35,000.00
18c	Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access	100% LS	\$90,000.00	100.0%		LS	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access	100% LS	\$70,000.00	100.0%		LS	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%		Allow	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to fasciate membrane upturn	255 m	\$6,375.00	394	\$25.00	m	\$3,625.00
21	New wood balcony fascia including prime and 2 coats of paint	306 m	\$29,070.00	524	\$95.00	m	\$15,105.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$1,181,205.00	
TOTAL INVOICED TO DATE.....	\$1,029,183.00	Current Billing \$210,070.00
TOTAL HOLDBACK TO DATE.....	\$102,918.30	10% Hold \$21,007.00
G.S.T. INVOICED TO DATE.....	\$46,313.24	\$189,063.00
		5% G.S.T. \$9,453.15

**TOTAL AMOUNT DUE THIS INVOICE..... \$198,516.15**

# 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 5  
dated August 31, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project

Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 224th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner

CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor

The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 31 day of December in the year 2021  
City/Town and Province

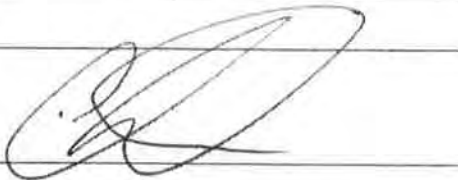
Charles Doke

Name

Director

Title

Signature



Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

(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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CCDC

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**CCDC**

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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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, BC L4H 4G3

January 20, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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 **April 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132860065**  
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.**

# McINTOSH PERRY

April 22, 2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8501950  
12184, 12186, 12188, 12190 224<sup>th</sup> Street, Maple Ridge, BC  
Progress Draw No. 12  
Our Reference No: CCC-214412-00

As requested, we have reviewed the attached Invoice No. 011132, dated March 31, 2022, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$33,444.50**, listed in Invoice No. 011132 accurately represents the work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment **\$33,444.50, including GST**, arrived at as follows:

Draw #12 - Invoice 011132:	<b>\$35,391.00</b>
Less: 10% Holdback	<b>\$3,539.10</b>
Sub-Total	<b>\$31,851.90</b>
Plus: 5% G.S.T	<b>\$1,592.60</b>
Total Payment Due:	<b>\$33,444.50</b>

If you have any questions, please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**

**Reviewed by:**



Quinton Daem  
Project Coordinator



Gavin Johnson, B.Arch. Sc., BSS, CET  
Senior Project Manager

cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)





INVOICE: 011132

INVOICE TO:

CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, #200  
Woodbridge, ON

P.O. NO: 8501950

JOB NO: R2447

DATE COMPLETED: March 31, 2022

INVOICE DATE: March 31, 2022

TERMS: As per contract

ATTN: Gheorghe Piscociu

PROJECT LOCATION: 12184, 12186, 12188,  
12190, 224th St.  
Maple Ridge

**PROGRESS INVOICE NO. 12 - FINAL**

Value of work completed to date as per attached spreadsheet	\$1,180,382.00
<u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11	<u>\$1,144,991.00</u>
Current invoice amount	\$35,391.00
<u>Less</u> 10% Holdback	<u>\$3,539.10</u>
Current invoice amount	\$31,851.90
<u>Add</u> 5% G.S.T.	<u>\$1,592.60</u>
<b>Total amount due this invoice</b> . . . . .	<b><u><u>\$33,444.50</u></u></b>

Interest charges (as per CCDG) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax  
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit  
payment to



The RESTORERS Group Inc.  
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: 31-Mar-22  
Invoice Date: 31-Mar-22  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: Ghaorghe Piscoculu

Progress Invoice No. 12 - Final

Item	Description	Estimated Quantity	Unit	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>								
<b>Balcony Areas</b>								
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck end wood joist framing	740	m	\$28,860.00	552	\$39.00	\$21,528.00	\$0.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300	m	\$11,100.00	273	\$37.00	\$10,101.00	\$0.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, re-install following completion of balcony deck repairs	450	m2	\$51,750.00	678	\$115.00	\$77,970.00	\$0.00
3	Concrete major delamination repair on the topside of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7	m2	\$4,900.00	34	\$700.00	\$23,800.00	\$0.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0	m	\$0.00	0	\$500.00	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0	m2	\$0.00	0	\$1,300.00	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies	755	m2	\$132,125.00	648	\$175.00	\$113,400.00	\$0.00
7	Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including caits	755	m2	\$132,125.00	648	\$175.00	\$113,400.00	\$0.00
8	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	350	m2	\$54,250.00	468	\$155.00	\$72,540.00	\$0.00
9	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony	740	m	\$102,860.00	715	\$139.00	\$99,385.00	\$0.00
10	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300	m	\$36,300.00	917	\$121.00	\$105,998.00	\$4,061.00
11a	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750	m	\$10,500.00	563	\$25.00	\$14,638.00	\$0.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740	m	\$184,260.00	552	\$249.00	\$120,018.00	\$17,430.00
12	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300	m	\$78,000.00	273	\$260.00	\$57,980.00	\$13,000.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60	each	\$57,000.00	63	\$950.00	\$58,850.00	\$0.00
<b>Exterior Walls</b>								
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0	m	\$0.00	0	\$23.00	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0	each	\$0.00	0	\$40.00	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0	m	\$0.00	0	\$45.00	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15	m	\$5,850.00	0	\$390.00	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100%	LS	\$15,000.00	90.0%	LS	\$13,500.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100%	LS	\$54,005.00	100.0%	LS	\$54,005.00	\$0.00
18a	Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access	100%	LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access	100%	LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access	100%	LS	\$90,000.00	100.0%	LS	\$90,000.00	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access	100%	LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100%	Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to Insulate membrane upturn	255	m	\$6,375.00	420	\$25.00	\$10,500.00	\$0.00
21	New wood balcony fascia including prime and 2 coats of paint	306	m	\$29,070.00	524	\$95.00	\$49,760.00	\$0.00

ORIGINAL CONTRACT PRICE ( Less GST ) .....	\$1,181,205.00
TOTAL INVOICED TO DATE .....	\$1,180,382.00
TOTAL HOLDBACK TO DATE .....	\$118,038.20
G.S.T. INVOICED TO DATE .....	\$53,117.19

Current Billing	\$35,391.00
10% Holdback	\$3,539.10
	\$31,851.90
5% G.S.T.	\$1,592.60

TOTAL AMOUNT DUE THIS INVOICE.....

\$33,444.50

# 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 10  
dated January 31, 2022 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project

Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 224th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner

CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor

The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 31 day of March in the year 2022  
*City/Town and Province*

Charles Doke

Name

Director

Title

Signature

Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

(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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CCDC

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**CCDC**

Copyright 2018

Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

**Assessment Department**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

**Location**

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

April 18, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C133073617**  
**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.**

# McINTOSH PERRY

June 22, 2021

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

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

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge  
Purchase Order No. 8501950  
Progress Draw No. 2  
Our Reference No: 214412

As requested, we have reviewed the second invoice No. 10379 dated May 31, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$241,956.25 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$85,976.34** arrived at as follows:

Total Work:	\$	<b>90,980.25</b>
Less 10% Holdback	\$	9,098.03
Sub-Total	\$	81,882.23
Plus G.S.T.	\$	4,094.11
<b>Amount Due:</b>	<b>\$</b>	<b>85,976.34</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry Limited**

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



INVOICE: 010379

INVOICE TO:

**CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, #200  
Woodbridge, ON**

ATTN: **John Fitzgerald**

P.O. NO: **8501950**

JOB NO: **R2447**

DATE COMPLETED: **In progress**

INVOICE DATE: **May 31, 2021**

TERMS: **As per contract**

PROJECT LOCATION: **12184, 12186, 12188,  
12190, 24th St.  
Maple Ridge**

**PROGRESS INVOICE NO. 2**

Value of work completed to date as per attached spreadsheet	\$241,956.25
<u>Less</u> Progress Invoice No. 1	<u>\$150,976.00</u>
Current invoice amount	\$90,980.25
<u>Less</u> 10% Holdback	<u>\$9,098.03</u>
Current invoice amount	\$81,882.23
<u>Add</u> 5% G.S.T.	<u>\$4,094.11</u>
<b>Total amount due this invoice . . . . .</b>	<b><u><u>\$85,976.34</u></u></b>

Interest charges (as per CCDC) will be applied on overdue invoices.



# INVOICE STATEMENT

CAPREIT Limited Partnership

c/o McIntosh Perry  
 #200 - 6240 Highway 7  
 Woodbridge, Ontario

P O #: 8501950  
 RGI Job #: R2447  
 Date Complete: In progress  
 Invoice Date: 31-May-21  
 Payment Terms: AS PER CONTRACT  
 Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
 Type of Work: Exterior Wall and Balcony Repairs

Attn: John Fitzgerald

Progress Invoice No. 2

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	92	\$39.00 m	\$2,925.00	\$663.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	43	\$37.00 m	\$1,295.00	\$296.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	120	\$115.00 m2	\$7,705.00	\$8,095.00
3	Concrete major delamination repair on the topside of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	0	\$700.00 m2	\$0.00	\$0.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00 m	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00 m2	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755 m2	\$132,125.00	126	\$175.00 m2	\$11,725.00	\$10,325.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	350 m2	\$54,250.00	90	\$155.00 m2	\$7,130.00	\$6,620.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hard board to provide a neat finish	740 m	\$102,860.00	192	\$138.00 m	\$13,205.00	\$13,483.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	114	\$121.00 m	\$2,541.00	\$11,253.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	101	\$26.00 m	\$0.00	\$2,626.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	25	\$249.00 m	\$0.00	\$6,225.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	0	\$260.00 m	\$0.00	\$0.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	10	\$950.00 each	\$0.00	\$9,500.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00 m	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00 each	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00 m	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00 m	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	50.0%	LS	\$4,950.00	\$2,550.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	85.0%	LS	\$40,500.00	\$5,404.25
18a	Mobilization/Demobilization of personnel and equipment on sites (12184 224 Street) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (12186 224 Street) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (12188 224 Street) - Access	100% LS	\$90,000.00	0.0%	LS	\$0.00	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (12190 224 Street) - Access	100% LS	\$70,000.00	60.0%	LS	\$49,000.00	\$7,000.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to facilitate membrane upturn	255 m	\$6,375.00	0	\$25.00 m	\$0.00	\$0.00
21	New wood balcony fascia including prime and 2 coats of paint	306 m	\$29,070.00	92	\$95.00 m	\$0.00	\$8,740.00

<b>ORIGINAL CONTRACT PRICE ( Less GST ).....</b>	<b>\$1,181,205.00</b>		<b>\$150,976.00</b>
<b>TOTAL INVOICED TO DATE.....</b>	<b>\$241,956.25</b>	<b>Current Billing</b>	<b>\$90,980.25</b>
<b>TOTAL HOLDBACK TO DATE.....</b>	<b>\$24,195.63</b>	<b>10% Holdback</b>	<b>\$9,098.03</b>
<b>G.S.T. INVOICED TO DATE.....</b>	<b>\$10,888.03</b>	<b>5% G.S.T.</b>	<b>\$4,094.11</b>
<b>TOTAL AMOUNT DUE THIS INVOICE.....</b>			<b>\$85,976.33</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 1  
dated April 30, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project

Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 24th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner

CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor

The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 31st day of May in the year 2021  
City/Town and Province

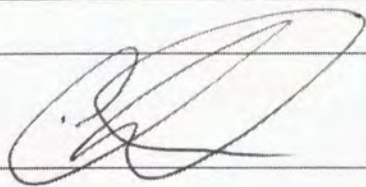
Charles Doke

Name

Director

Title

Signature



Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

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

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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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

June 18, 2021

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **April 01, 2021**.

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

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132438609**  
**CLRA1A**

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**To alter this document constitutes fraud.**

# McINTOSH PERRY

March 8, 2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8501950  
12184, 12186, 12188, 12190 224<sup>th</sup> Street, Maple Ridge, BC  
Progress Draw No. 8  
Our Reference No: CCC-214412-00

As requested, we have reviewed the attached Invoice No. 010837, dated November 30, 2021, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$127,291.50**, listed in Invoice No. 010837 accurately represents the work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment **\$127,291.50, including GST**, arrived at as follows:

Draw #8 - Invoice 010837:	<b>\$134,700.00</b>
Less: 10% Holdback	<b>\$13,470.00</b>
Sub-Total	<b>\$121,230.00</b>
Plus: 5% G.S.T	<b>\$6,061.50</b>
Total Payment Due:	<b>\$127,291.50</b>

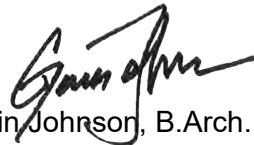
If you have any questions, please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**

**Reviewed by:**



Quinton Daem  
Project Coordinator



Gavin Johnson, B.Arch. Sc., BSS, CET  
Senior Project Manager

cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)  
Troy Westlake, The Restorers Group, [troy@restorersgroup.ca](mailto:troy@restorersgroup.ca)



INVOICE: 010837

INVOICE TO:

CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, #200  
Woodbridge, ON

P.O. NO: 8501950

JOB NO: R2447

DATE COMPLETED: In progress

INVOICE DATE: November 30, 2021

TERMS: As per contract

PROJECT LOCATION: 12184, 12186, 12188,  
12190, 224th St.  
Maple Ridge

ATTN: Gheorghe Piscociu

**PROGRESS INVOICE NO. 8**

Value of work completed to date as per attached spreadsheet	\$819,113.00
<u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6 & 7	<u>\$684,413.00</u>
Current invoice amount	\$134,700.00
<u>Less</u> 10% Holdback	<u>\$13,470.00</u>
Current invoice amount	\$121,230.00
<u>Add</u> 5% G.S.T.	<u>\$6,061.50</u>
<b>Total amount due this invoice</b> . . . . .	<b><u><u>\$127,291.50</u></u></b>

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax  
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit  
payment to



The RESTORERS Group Inc.  
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 30-Nov-21  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: Gheorghe Piscociu

Progress Invoice No. 8

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	452	\$39.00	\$13,650.00	\$3,978.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	232	\$37.00	\$6,734.00	\$1,850.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	512	\$115.00	\$51,980.00	\$6,900.00
3	Concrete major delamination repair on the top side of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	16	\$700.00	\$10,500.00	\$700.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755 m2	\$132,125.00	497	\$175.00	\$71,750.00	\$15,225.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	350 m2	\$54,250.00	302	\$155.00	\$41,540.00	\$5,270.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony	740 m	\$102,860.00	462	\$139.00	\$66,295.00	\$7,923.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	430	\$121.00	\$52,030.00	\$0.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	314	\$26.00	\$5,720.00	\$2,444.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	261	\$249.00	\$41,334.00	\$23,655.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	138	\$260.00	\$23,400.00	\$12,480.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	53	\$950.00	\$36,100.00	\$14,250.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	90.0%	LS	\$13,500.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	100.0%	LS	\$54,005.00	\$0.00
18a	Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access	100% LS	\$70,000.00	50.0%	LS	\$0.00	\$35,000.00
18c	Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access	100% LS	\$90,000.00	100.0%	LS	\$90,000.00	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access	100% LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to fascillate membrane upturn	255 m	\$6,375.00	249	\$25.00	\$5,000.00	\$1,225.00
21	New wood balcony fascia including prime and 2 coats of paint	306 m	\$29,070.00	365	\$95.00	\$30,875.00	\$3,800.00

\$684,413.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$1,181,205.00
TOTAL INVOICED TO DATE.....	\$819,113.00
TOTAL HOLDBACK TO DATE.....	\$81,911.30
G.S.T. INVOICED TO DATE.....	\$36,860.09

Current Billing	\$134,700.00
10% Holdback	\$13,470.00
	\$121,230.00
5% G.S.T.	\$6,061.50

TOTAL AMOUNT DUE THIS INVOICE.....

\$127,291.50

# 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 5  
dated August 31, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project  
Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 224th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner  
CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor  
The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 30 day of November in the year 2021  
City/Town and Province

Charles Doke

Name  
Director  
Title

Signature



Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

(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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**CCDC**  
**9**  
**2018**

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Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

**Assessment Department**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

**Location**

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

December 08, 2021

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132782180**  
**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.**

# McINTOSH PERRY

November 15, 2021

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

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

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge  
Purchase Order No. 8501950  
Progress Draw No. 7  
Our Reference No: 214412

As requested, we have reviewed the seventh invoice No. 10794 dated October 29, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$584,413.00 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$65,958.17** arrived at as follows:

Total Work:	\$	<b>69,797.00</b>
Less 10% Holdback	\$	6,979.70
Sub-Total	\$	62,817.30
Plus G.S.T.	\$	3,140.87
<b>Amount Due:</b>	<b>\$</b>	<b>65,958.17</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry**



**Gheorghe Piscociu, Project Manager**



**Rick Derbecker, B.Tech, CEI, GRP, LEED@AP**  
**Vice President, Building Sciences**



INVOICE: 010794

INVOICE TO:

CAPREIT Limited Partnership
c/o McIntosh Perry
6240 Highway 7, #200
Woodbridge, ON

P.O. NO: 8501950
JOB NO: R2447
DATE COMPLETED: In progress
INVOICE DATE: October 29, 2021
TERMS: As per contract
PROJECT LOCATION: 12184, 12186, 12188,
12190, 24th St.
Maple Ridge

ATTN: Gheorghe Piscociu

PROGRESS INVOICE NO. 7

Table with 2 columns: Description and Amount. Rows include: Value of work completed to date as per attached spreadsheet (\$684,413.00), Less Progress Invoice No. 1, 2, 3, 4, 5 & 6 (\$614,616.00), Current invoice amount (\$69,797.00), Less 10% Holdback (\$6,979.70), Current invoice amount (\$62,817.30), Add 5% G.S.T. (\$3,140.87), Total amount due this invoice (\$65,958.17).

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit payment to



The RESTORERS Group Inc.
344 Newkirk Road, Richmond Hill, ON L4C 3G7



# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 29-Oct-21  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: Gheorghe Piscociu  
Progress Invoice No. 7

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	350	\$39.00	\$10,842.00	\$2,808.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	182	\$37.00	\$5,920.00	\$814.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	452	\$115.00	\$38,100.00	\$12,880.00
3	Concrete major delamination repair on the top side of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	15	\$700.00	\$9,100.00	\$1,400.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755 m2	\$132,125.00	410	\$175.00	\$63,875.00	\$7,875.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant.	350 m2	\$54,250.00	268	\$155.00	\$30,225.00	\$11,315.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony	740 m	\$102,860.00	405	\$139.00	\$49,345.00	\$6,950.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	430	\$121.00	\$36,300.00	\$15,730.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	220	\$26.00	\$5,720.00	\$0.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	166	\$249.00	\$41,334.00	\$0.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	90	\$260.00	\$23,400.00	\$0.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	38	\$950.00	\$32,300.00	\$3,800.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	90.0%	LS	\$13,500.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	100.0%	LS	\$54,005.00	\$0.00
18a	Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access	100% LS	\$90,000.00	100.0%	LS	\$90,000.00	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access	100% LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to fascillitate membrane upturn	255 m	\$6,375.00	200	\$25.00	\$4,000.00	\$1,000.00
21	New wood balcony fascia including prime and 2 coats of paint	306 m	\$29,070.00	325	\$95.00	\$25,850.00	\$5,225.00

\$614,616.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$1,181,205.00
TOTAL INVOICED TO DATE.....	\$684,413.00
TOTAL HOLDBACK TO DATE.....	\$68,441.30
G.S.T. INVOICED TO DATE.....	\$30,798.59

Current Billing **\$69,797.00**  
10% Holdback **\$6,979.70**  
**\$62,817.30**  
5% G.S.T. **\$3,140.87**

**TOTAL AMOUNT DUE THIS INVOICE.....**

**\$65,958.17**

# 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 5  
dated August 31, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project  
Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 24th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner  
CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor  
The RESTORERS Group Inc.

## 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.

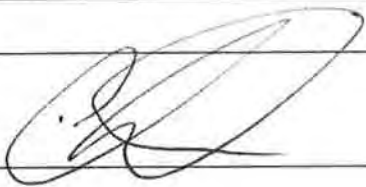
I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Richmond Hill, ON this 29 day of October in the year 2021  
*City/Town and Province*

Charles Doke

Name  
Director  
Title

Signature



Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

*(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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WORKING TO MAKE A DIFFERENCE

**Assessment Department**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

**Location**

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

November 15, 2021

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132744462**  
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.**

# McINTOSH PERRY

July 9, 2021

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

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

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge  
Purchase Order No. 8501950  
Progress Draw No. 3  
Our Reference No: 214412

As requested, we have reviewed the third invoice No. 10404 dated June 30, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$391,503.25 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$141,321.92** arrived at as follows:

Total Work:	\$	<b>149,547.00</b>
Less 10% Holdback	\$	14,954.70
Sub-Total	\$	134,592.30
Plus G.S.T.	\$	6,729.62
<b>Amount Due:</b>	<b>\$</b>	<b>141,321.92</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry Limited**

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



INVOICE: 010404

INVOICE TO:

CAPREIT Limited Partnership
c/o McIntosh Perry
6240 Highway 7, #200
Woodbridge, ON

P.O. NO: 8501950

JOB NO: R2447

DATE COMPLETED: In progress

INVOICE DATE: June 30, 2021

TERMS: As per contract

PROJECT LOCATION: 12184, 12186, 12188,
12190, 24th St.
Maple Ridge

ATTN: John Fitzgerald

PROGRESS INVOICE NO. 3

Table with 2 columns: Description and Amount. Rows include: Value of work completed to date as per attached spreadsheet (\$391,503.25), Less Progress Invoice No. 1 & 2 (\$241,956.25), Current invoice amount (\$149,547.00), Less 10% Holdback (\$14,954.70), Current invoice amount (\$134,592.30), Add 5% G.S.T. (\$6,729.62), Total amount due this invoice (\$141,321.92).

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit payment to



The RESTORERS Group Inc.
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 30-Jun-21  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: John Fitzgerald

Progress Invoice No. 3

Item	Description	Estimated Quantity	Unit	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>								
<b>Balcony Areas</b>								
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740	m	\$28,850.00	168	\$39.00	\$3,588.00	\$2,994.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300	m	\$11,100.00	65	\$37.00	\$1,691.00	\$614.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450	m2	\$51,750.00	214	\$115.00	\$13,800.00	\$10,810.00
3	Concrete major delamination repair on the top side of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7	m2	\$4,900.00	5	\$700.00	\$0.00	\$3,500.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0	m	\$0.00	0	\$500.00	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0	m2	\$0.00	0	\$1,300.00	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755	m2	\$132,125.00	202	\$175.00	\$22,050.00	\$13,300.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant.	350	m2	\$54,250.00	132	\$155.00	\$13,950.00	\$6,510.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hard board to provide a neat finish	740	m	\$102,660.00	192	\$139.00	\$26,688.00	\$0.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300	m	\$36,300.00	130	\$121.00	\$13,794.00	\$1,936.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750	m	\$19,500.00	101	\$26.00	\$2,626.00	\$0.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740	m	\$184,260.00	112	\$249.00	\$6,225.00	\$21,663.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300	m	\$78,000.00	55	\$260.00	\$0.00	\$14,300.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60	each	\$57,000.00	18	\$950.00	\$9,500.00	\$7,000.00
<b>Exterior Walls</b>								
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0	m	\$0.00	0	\$23.00	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0	each	\$0.00	0	\$40.00	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0	m	\$0.00	0	\$45.00	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shell angles and lintels including supply and installation of new throughwall flashing and membrane	15	m	\$5,850.00	0	\$390.00	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100%	LS	\$15,000.00	70.0%	LS	\$7,500.00	\$3,000.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100%	LS	\$54,005.00	85.0%	LS	\$45,904.25	\$0.00
18a	Mobilization/Demobilization of personnel and equipment on sites (12184 224 Street) - Access	100%	LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (12186 224 Street) - Access	100%	LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (12188 224 Street) - Access	100%	LS	\$90,000.00	50.0%	LS	\$0.00	\$45,000.00
18d	Mobilization/Demobilization of personnel and equipment on sites (12190 224 Street) - Access	100%	LS	\$70,000.00	100.0%	LS	\$55,000.00	\$14,000.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100%	Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to fascillate membrane upturn	255	m	\$6,375.00	90	\$25.00	\$0.00	\$2,250.00
21	New wood balcony fascia including prime and 2 coats of paint	305	m	\$29,070.00	112	\$95.00	\$8,740.00	\$1,900.00

ORIGINAL CONTRACT PRICE ( Less GST ) .....	\$1,181,205.00
TOTAL INVOICED TO DATE.....	\$391,503.25
TOTAL HOLDBACK TO DATE.....	\$39,150.33
G.S.T. INVOICED TO DATE.....	\$17,617.65

\$241,956.25

Current Billing	\$149,547.00
10% Holdback	\$14,954.70
	\$134,592.30
5% G.S.T.	\$6,729.62

**TOTAL AMOUNT DUE THIS INVOICE.....**

**\$141,321.92**

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

**CCDC 9A – 2018**

To be made by the Contractor as a condition for either

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

Application for payment number 2  
dated May 31, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project

Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 24th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner

CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor

The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 30 day of June in the year 2021  
*City/Town and Province*

Charles Doke

Name  
Director  
Title

Signature

Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

(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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Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBRIIDGE, ON L4H 4G3

July 08, 2021

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **April 01, 2021**.

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

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132476388**  
**CLRA1A**

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

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

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

**To alter this document constitutes fraud.**



# McINTOSH PERRY

March 22,2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8501950  
12184,12186,12188,12190 224<sup>th</sup> Street, Maple Ridge, BC  
Progress Draw No. 11  
Our Reference No: CCC-214412-00

As requested, we have reviewed the attached Invoice No. 011063, dated February 28,2022, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$38,002.23**, listed in Invoice No. 010997 accurately represents the work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment **\$38,002.23, including GST**, arrived at as follows:

Draw #11 - Invoice 011063:	<b>\$40,214.00</b>
Less:10% Holdback	<b>\$4,021.40</b>
Sub-Total	<b>\$36,192.60</b>
Plus: 5% G.S.T	<b>\$1,809.63</b>
Total Payment Due:	<b>\$38,002.23</b>

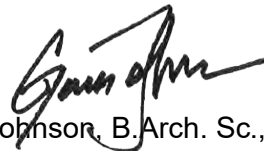
If you have any questions, please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**

**Reviewed by:**



Quinton Daem  
Project Coordinator



Gavin Johnson, B.Arch. Sc., BSS, CET  
Senior Project Manager

cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)



INVOICE: 011063

INVOICE TO:

CAPREIT Limited Partnership
c/o McIntosh Perry
6240 Highway 7, #200
Woodbridge, ON

P.O. NO: 8501950

JOB NO: R2447

DATE COMPLETED: In progress

INVOICE DATE: February 28, 2022

TERMS: As per contract

PROJECT LOCATION: 12184, 12186, 12188,
12190, 224th St.
Maple Ridge

ATTN: Gheorghe Piscociu

PROGRESS INVOICE NO. 11

Table with 2 columns: Description and Amount. Rows include: Value of work completed to date as per attached spreadsheet (\$1,144,991.00), Less Progress Invoice No. 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 (\$1,104,777.00), Current invoice amount (\$40,214.00), Less 10% Holdback (\$4,021.40), Current invoice amount (\$36,192.60), Add 5% G.S.T. (\$1,809.63), Total amount due this invoice (\$38,002.23).

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit payment to



The RESTORERS Group Inc.
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

Attn: Gheorghe Piscociu

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 28-Feb-22  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Progress Invoice No. 11		Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
Item	Description						
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	552	\$39.00	\$21,628.00	\$0.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	273	\$37.00	\$10,101.00	\$0.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	678	\$115.00	\$77,970.00	\$0.00
3	Concrete major delamination repair on the topside of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	94	\$700.00	\$23,800.00	\$0.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755 m2	\$132,125.00	648	\$175.00	\$113,400.00	\$0.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	350 m2	\$54,250.00	468	\$155.00	\$72,540.00	\$0.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony	740 m	\$102,860.00	715	\$139.00	\$89,385.00	\$0.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	876	\$121.00	\$83,412.00	\$12,584.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	563	\$26.00	\$14,638.00	\$0.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	482	\$249.00	\$100,098.00	\$19,920.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	223	\$260.00	\$51,220.00	\$8,780.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	63	\$950.00	\$58,900.00	\$950.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	90.0%		\$13,500.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	100.0%		\$54,005.00	\$0.00
18a	Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access	100% LS	\$70,000.00	0.0%		\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access	100% LS	\$70,000.00	100.0%		\$70,000.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access	100% LS	\$90,000.00	100.0%		\$90,000.00	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access	100% LS	\$70,000.00	100.0%		\$70,000.00	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%		\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to fascillate membrane upturn	255 m	\$6,375.00	420	\$25.00	\$10,500.00	\$0.00
21	New wood balcony fascia including prime and 2 coats of paint	305 m	\$29,070.00	524	\$95.00	\$49,780.00	\$0.00

<b>ORIGINAL CONTRACT PRICE ( Less GST )</b> .....	<b>\$1,181,205.00</b>		<b>\$1,104,777.00</b>
<b>TOTAL INVOICED TO DATE</b> .....	<b>\$1,144,991.00</b>	<b>Current Billing</b>	<b>\$40,214.00</b>
<b>TOTAL HOLDBACK TO DATE</b> .....	<b>\$114,499.10</b>	<b>10% Holdback</b>	<b>\$4,021.40</b>
<b>G.S.T. INVOICED TO DATE</b> .....	<b>\$51,524.60</b>	<b>5% G.S.T.</b>	<b>\$36,192.60</b>
			<b>\$1,809.63</b>
<b>TOTAL AMOUNT DUE THIS INVOICE.....</b>			<b>\$38,002.23</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 9 (missed 8)  
dated December 31, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project

Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 224th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner

CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor

The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 28 day of February in the year 2022  
City/Town and Province

Charles Doke

Name

Director

Title

Signature

Christine Renee Doko,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

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

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CCDC

9

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**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

March 14, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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 **April 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132992015**  
**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.**

# McINTOSH PERRY

August 6, 2021

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

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

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge  
Purchase Order No. 8501950  
Progress Draw No. 4  
Our Reference No: 214412

As requested, we have reviewed the fourth invoice No. 10486 dated July 30, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$442,094.75 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$47,808.97** arrived at as follows:

Total Work:	\$	<b>50,591.50</b>
Less 10% Holdback	\$	5,059.15
Sub-Total	\$	45,532.35
Plus G.S.T.	\$	2,276.62
<b>Amount Due:</b>	<b>\$</b>	<b>47,808.97</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry Limited**

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



INVOICE: 010486

INVOICE TO:

CAPREIT Limited Partnership
c/o McIntosh Perry
6240 Highway 7, #200
Woodbridge, ON

P.O. NO: 8501950
JOB NO: R2447
DATE COMPLETED: In progress

ATTN: John Fitzgerald

INVOICE DATE: July 30, 2021
TERMS: As per contract

PROJECT LOCATION: 12184, 12186, 12188,
12190, 24th St.
Maple Ridge

PROGRESS INVOICE NO. 4

Table with 2 columns: Description and Amount. Rows include: Value of work completed to date as per attached spreadsheet (\$442,094.75), Less Progress Invoice No. 1, 2 & 3 (\$391,503.25), Current invoice amount (\$50,591.50), Less 10% Holdback (\$5,059.15), Current invoice amount (\$45,532.35), Add 5% G.S.T. (\$2,276.62), Total amount due this invoice (\$47,808.97).

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit payment to



The RESTORERS Group Inc.
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

Attn: John Fitzgerald

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 30-Jul-21  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Progress Invoice No. 4		Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
Item	Description						
Base Bid and Optional Items							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	168	\$39.00 m	\$6,552.00	\$0.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	88	\$37.00 m	\$2,405.00	\$851.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	226	\$115.00 m2	\$24,610.00	\$1,380.00
3	Concrete major delamination repair on the topside of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	7	\$700.00 m2	\$3,500.00	\$1,400.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00 m	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00 m2	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755 m2	\$132,125.00	226	\$175.00 m2	\$35,360.00	\$4,200.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	350 m2	\$54,250.00	132	\$155.00 m2	\$20,460.00	\$0.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish	740 m	\$102,860.00	218	\$139.00 m	\$28,688.00	\$3,614.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	290	\$121.00 m	\$15,730.00	\$12,100.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	151	\$26.00 m	\$2,626.00	\$1,300.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	131	\$249.00 m	\$27,888.00	\$4,731.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	88	\$260.00 m	\$14,300.00	\$3,380.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$67,000.00	29	\$950.00 each	\$17,100.00	\$4,750.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00 m	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00 each	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00 m	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00 m	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	80.0%	LS	\$10,500.00	\$1,500.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	95.0%	LS	\$45,904.25	\$5,400.50
18a	Mobilization/Demobilization of personnel and equipment on sites (12184 224 Street) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (12186 224 Street) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (12188 224 Street) - Access	100% LS	\$90,000.00	50.0%	LS	\$45,000.00	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (12190 224 Street) - Access	100% LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to fascillate membrane upturn	255 m	\$6,375.00	90	\$25.00 m	\$2,250.00	\$0.00
21	New wood balcony fascia including prime and 2 coats of paint	306 m	\$29,070.00	175	\$95.00 m	\$10,640.00	\$5,985.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$1,181,205.00
TOTAL INVOICED TO DATE.....	\$442,094.75
TOTAL HOLDBACK TO DATE.....	\$44,209.48
G.S.T. INVOICED TO DATE.....	\$19,894.26

\$391,503.25

Current Billing	\$50,591.50
10% Holdback	\$5,059.15
	\$45,532.35
5% G.S.T.	\$2,276.62

**TOTAL AMOUNT DUE THIS INVOICE.....**

**\$47,808.97**



# 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 3  
dated June 30, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project

Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 24th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner

CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor

The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 30 day of July in the year 2021  
*City/Town and Province*

Charles Doke

Name  
Director  
Title

Signature

Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

*(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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WORKING TO MAKE A DIFFERENCE

**Assessment Department**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

**Location**

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

August 05, 2021

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **July 01, 2021**.

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

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132549631**  
**CLRA1A**

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

**To alter this document constitutes fraud.**

# McINTOSH PERRY

November 15, 2021

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

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

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge  
Purchase Order No. 8501950  
Progress Draw No. 6  
Our Reference No: 214412

As requested, we have reviewed the sixth invoice No. 10670 dated September 30, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$614,616.00 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$62,047.76** arrived at as follows:

Total Work:	\$	<b>65,659.00</b>
Less 10% Holdback	\$	6,565.90
Sub-Total	\$	59,093.10
Plus G.S.T.	\$	2,954.66
<b>Amount Due:</b>	<b>\$</b>	<b>62,047.76</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry**



**Gheorghe Piscociu, Project Manager**



**Rick Derbecker, B.Tech, CEI, GRP, LEED@AP**  
**Vice President, Building Sciences**



INVOICE: 010670

INVOICE TO:

CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, #200  
Woodbridge, ON

P.O. NO: 8501950  
JOB NO: R2447  
DATE COMPLETED: In progress  
INVOICE DATE: September 30, 2021  
TERMS: As per contract  
PROJECT LOCATION: 12184, 12186, 12188,  
12190, 24th St.  
Maple Ridge

ATTN: John Fitzgerald

**PROGRESS INVOICE NO. 6**

Value of work completed to date as per attached spreadsheet	\$614,616.00
<u>Less</u> Progress Invoice No. 1, 2, 3, 4 & 5	<u>\$548,957.00</u>
Current invoice amount	\$65,659.00
<u>Less</u> 10% Holdback	<u>\$6,565.90</u>
Current invoice amount	\$59,093.10
<u>Add</u> 5% G.S.T.	<u>\$2,954.66</u>
<b>Total amount due this invoice</b> . . . . .	<b><u><u>\$62,047.76</u></u></b>

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax  
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit  
payment to



The RESTORERS Group Inc.  
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 30-Sep-21  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: John Fitzgerald

Progress Invoice No. 6

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	278	\$39.00	\$10,296.00	\$546.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	160	\$37.00	\$5,438.00	\$481.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	340	\$115.00	\$35,190.00	\$3,910.00
3	Concrete major delamination repair on the top side of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	13	\$700.00	\$6,300.00	\$2,800.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns and all sealants including carls	755 m2	\$132,125.00	365	\$175.00	\$47,425.00	\$16,450.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant.	350 m2	\$54,250.00	195	\$155.00	\$26,040.00	\$4,185.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish	740 m	\$102,860.00	355	\$139.00	\$42,673.00	\$6,672.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	300	\$121.00	\$28,766.00	\$6,534.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	220	\$26.00	\$4,836.00	\$884.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	168	\$249.00	\$39,342.00	\$1,992.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	90	\$260.00	\$21,320.00	\$2,080.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	34	\$950.00	\$26,600.00	\$5,700.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	90.0%	LS	\$13,500.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	100.0%	LS	\$54,005.00	\$0.00
18a	Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access	100% LS	\$90,000.00	100.0%	LS	\$81,000.00	\$9,000.00
18d	Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access	100% LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to facilitate membrane upturn	265 m	\$6,375.00	160	\$25.00	\$3,375.00	\$625.00
21	New wood balcony fascia including prime and 2 coats of paint	308 m	\$29,070.00	270	\$95.00	\$21,850.00	\$3,800.00

<b>ORIGINAL CONTRACT PRICE ( Less GST ).....</b>	<b>\$1,181,205.00</b>		<b>\$546,957.00</b>
<b>TOTAL INVOICED TO DATE.....</b>	<b>\$614,616.00</b>	<b>Current Billing</b>	<b>\$65,659.00</b>
<b>TOTAL HOLDBACK TO DATE.....</b>	<b>\$61,461.60</b>	<b>10% Holdback</b>	<b>\$6,565.90</b>
<b>G.S.T. INVOICED TO DATE.....</b>	<b>\$27,657.72</b>	<b>5% G.S.T.</b>	<b>\$2,954.66</b>
<b>TOTAL AMOUNT DUE THIS INVOICE.....</b>			<b>\$62,047.78</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 5  
dated August 31, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project  
Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 24th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner  
CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor  
The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 30 day of September in the year 2021  
*City/Town and Province*

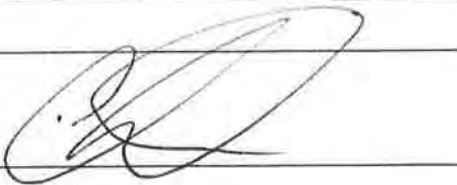
Charles Doke

Name

Director

Title

Signature



Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

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

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9

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**Assessment Department** **Location**  
**Mailing Address** 6951 Westminster Highway  
PO Box 5350 Richmond BC  
Station Terminal V7C 1C6  
Vancouver BC V6B 5L5 www.worksafebc.com

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

October 08, 2021

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **July 01, 2021**.

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

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132657259**  
**CLRA1A**

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# McINTOSH PERRY

February 15,2022

CAPREIT Limited Partnership  
11 Church Street, Suite 401  
Toronto, ON M5E 1W1

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

Re: PO No. 8501950  
12184,12186,12188,12190 224<sup>th</sup> Street, Maple Ridge, BC  
Progress Draw No. 10  
Our Reference No: V1919264CM

As requested, we have reviewed the attached Invoice No. 010997, dated January 31,2022, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$1,104,777.00**, listed in Invoice No. 010997 accurately represents the total work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment **\$71,436.33, including GST**, arrived at as follows:

Draw #10 - Invoice 010997:	<b>\$75,594.00</b>
Less:10% Holdback	<b>\$7,559.40</b>
Sub-Total	<b>\$68,034.60</b>
Plus: 5% G.S.T	<b>\$3,410.73</b>
Total Payment Due:	<b>\$71,436.33</b>

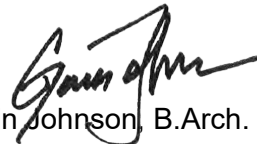
If you have any questions, please call us at 604-553-4774.

Yours truly,  
**McIntosh Perry Limited**

**Reviewed by:**



Quinton Daem  
Project Coordinator



Gavin Johnson, B.Arch. Sc. BSS  
Senior Project Manager Restoration

cc: Debbie Wittred, McIntosh Perry, [d.wittred@mcintoshperry.com](mailto:d.wittred@mcintoshperry.com)  
Troy Westlake, The Restorers Group, [troy@restorersgroup.ca](mailto:troy@restorersgroup.ca)





INVOICE: 010997

INVOICE TO:

**CAPREIT Limited Partnership**  
**c/o McIntosh Perry**  
**6240 Highway 7, #200**  
**Woodbridge, ON**

ATTN: **Gheorghe Piscociu**

P.O. NO: **8501950**  
JOB NO: **R2447**  
DATE COMPLETED: **In progress**  
INVOICE DATE: **January 31, 2022**  
TERMS: **As per contract**  
PROJECT LOCATION: **12184, 12186, 12188,  
12190, 224th St.  
Maple Ridge**

**PROGRESS INVOICE NO. 10**

Value of work completed to date as per attached spreadsheet	\$1,104,777.00
<u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6, 7, 8 & 9	<u>\$1,029,183.00</u>
Current invoice amount	\$75,594.00
<u>Less</u> 10% Holdback	<u>\$7,559.40</u>
Current invoice amount	\$68,034.60
<u>Add</u> 5% G.S.T.	<u>\$3,401.73</u>
<b>Total amount due this invoice . . . . .</b>	<b><u><u>\$71,436.33</u></u></b>

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

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**The RESTORERS Group Inc.**  
**344 Newkirk Road, Richmond Hill, ON L4C 3G7**

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 31-Jan-22  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: Gheorghe Piscociu  
Progress Invoice No. 10

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	552	\$38.00	\$21,528.00	\$0.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	273	\$37.00	\$10,101.00	\$0.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	678	\$115.00	\$72,910.00	\$5,060.00
3	Concrete major delamination repair on the top side of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	34	\$700.00	\$16,800.00	\$7,000.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755 m2	\$132,125.00	648	\$175.00	\$93,100.00	\$20,300.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant.	350 m2	\$54,250.00	468	\$155.00	\$59,830.00	\$12,710.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony	740 m	\$102,860.00	715	\$139.00	\$99,385.00	\$0.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts.	300 m	\$36,300.00	772	\$121.00	\$93,412.00	\$0.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	563	\$26.00	\$10,140.00	\$4,498.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	402	\$249.00	\$84,162.00	\$15,936.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	197	\$260.00	\$43,680.00	\$7,540.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	62	\$950.00	\$57,000.00	\$1,900.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	90.0%	LS	\$13,500.00	\$0.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	100.0%	LS	\$54,005.00	\$0.00
18a	Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access	100% LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access	100% LS	\$90,000.00	100.0%	LS	\$90,000.00	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access	100% LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to facilitate membrane upturn	255 m	\$6,375.00	420	\$25.00	\$9,850.00	\$650.00
21	New wood balcony fascia including prime and 2 coats of paint	306 m	\$29,070.00	524	\$95.00	\$49,780.00	\$0.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$1,181,205.00
TOTAL INVOICED TO DATE.....	\$1,104,777.00
TOTAL HOLDBACK TO DATE.....	\$110,477.70
G.S.T. INVOICED TO DATE.....	\$49,714.97

Current Billing **\$75,594.00**  
10% Holdback **\$7,559.40**  
**\$68,034.60**  
5% G.S.T. **\$3,401.73**

**TOTAL AMOUNT DUE THIS INVOICE.....**

**\$71,436.33**

# 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 October 29, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project  
Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 224th St.  
Maple Ridge  
Date of Contract: March 17, 2021

Name of Owner  
CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor  
The RESTORERS Group Inc.


## Declaration

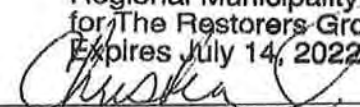
I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and 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 Richmond Hill, ON this 31 day of January in the year 2022  
*City/Town and Province*

Charles Doke  
Name  
Director  
Title  
  
Signature

Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.  
  
(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.



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**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

February 07, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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 **April 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132910100**  
**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.**

# McINTOSH PERRY

May 20, 2021

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

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

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge  
Purchase Order No. 8501950  
Progress Draw No. 1  
Our Reference No: 214412

As requested, we have reviewed the first invoice No. 10297 dated April 30, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$150,976.00 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$142,672.32** arrived at as follows:

Total Work:	\$ 150,976.00
Less 10% Holdback	\$ 15,097.60
Sub-Total	\$ 135,878.40
Plus G.S.T.	\$ 6,793.92
<b>Amount Due:</b>	<b>\$ 142,672.32</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry Limited**

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



INVOICE: 010297

INVOICE TO:

**CAPREIT Limited Partnership**  
**c/o McIntosh Perry**  
**6240 Highway 7, #200**  
**Woodbridge, ON**

P.O. NO: 8501950

JOB NO: R2447

DATE COMPLETED: *In progress*

INVOICE DATE: **April 30, 2021**

TERMS: **As per contract**

PROJECT LOCATION **12184, 12186, 12188,**  
**12190, 24th St.**  
**Maple Ridge**

ATTN: **John Fitzgerald**

**PROGRESS INVOICE NO. 1**

Value of work completed to date as per attached spreadsheet	\$150,976.00
<u>Less</u> 10% Holdback	<u>\$15,097.60</u>
Current invoice amount	\$135,878.40
<u>Add</u> 5% G.S.T.	<u>\$6,793.92</u>
<b>Total amount due this invoice</b> . . . . .	<b><u><u>\$142,672.32</u></u></b>

Interest charges (as per CCDC) will be applied on overdue invoices.



# INVOICE STATEMENT

CAPREIT Limited Partnership

c/o McIntosh Perry  
#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 30-Apr-21  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: John Fitzgerald

Progress Invoice No. 1

Item	Description	Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	75	\$39.00	\$0.00	\$2,925.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	300 m	\$11,100.00	35	\$37.00	\$0.00	\$1,295.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant. store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	67	\$115.00	\$0.00	\$7,705.00
3	Concrete major delamination repair on the topside of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	0	\$700.00	\$0.00	\$0.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	5 m	\$2,500.00	0	\$500.00	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	3 m2	\$3,900.00	0	\$1,300.00	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cantis	755 m2	\$132,125.00	67	\$175.00	\$0.00	\$11,725.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant.	350 m2	\$54,250.00	46	\$155.00	\$0.00	\$7,130.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish	740 m	\$102,860.00	95	\$139.00	\$0.00	\$13,205.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	21	\$121.00	\$0.00	\$2,541.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	0	\$26.00	\$0.00	\$0.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	0	\$249.00	\$0.00	\$0.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	0	\$260.00	\$0.00	\$0.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	0	\$950.00	\$0.00	\$0.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	600 m	\$13,800.00	0	\$23.00	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	100 each	\$4,000.00	0	\$40.00	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	250 m	\$11,250.00	0	\$45.00	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	33.0%		\$0.00	\$4,950.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,000.00	75.0%		\$0.00	\$40,500.00
18a	Mobilization/Demobilization of personnel and equipment on sites (12184 224 Street) - Access	100% LS	\$70,000.00	0.0%		\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (12186 224 Street) - Access	100% LS	\$70,000.00	0.0%		\$0.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (12188 224 Street) - Access	100% LS	\$90,000.00	0.0%		\$0.00	\$0.00
18d	Mobilization/Demobilization of personnel and equipment on sites (12190 224 Street) - Access	100% LS	\$70,000.00	70.0%		\$0.00	\$49,000.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%		\$0.00	\$10,000.00

ORIGINAL CONTRACT PRICE ( Less GST ).....	\$1,181,205.00
TOTAL INVOICED TO DATE.....	\$150,976.00
TOTAL HOLDBACK TO DATE.....	\$15,097.60
G.S.T. INVOICED TO DATE.....	\$6,793.92

<b>\$0.00</b>	
Current Billing	\$150,976.00
10% Holdback	\$15,097.60
	\$135,878.40
5% G.S.T.	\$6,793.92

**TOTAL AMOUNT DUE THIS INVOICE.....** \$142,672.32



WORKING TO MAKE A DIFFERENCE

**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBRIDGE, ON L4H 4G3

May 06, 2021

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **April 01, 2021**.

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

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132359564**  
CLRA1A

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

**To alter this document constitutes fraud.**



# McINTOSH PERRY

September 3, 2021

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

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

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge  
Purchase Order No. 8501950  
Progress Draw No. 5  
Our Reference No: 214412

As requested, we have reviewed the fifth invoice No. 10564 dated August 31, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$548,957.00 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$100,984.82** arrived at as follows:

Total Work:	\$	<b>106,862.25</b>
Less 10% Holdback	\$	10,686.23
Sub-Total	\$	96,176.02
Plus G.S.T.	\$	4,808.80
<b>Amount Due:</b>	<b>\$</b>	<b>100,984.82</b>

If you have any questions, please call.

Yours truly,  
**McIntosh Perry Limited**

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



INVOICE: 010564

INVOICE TO:

CAPREIT Limited Partnership
c/o McIntosh Perry
6240 Highway 7, #200
Woodbridge, ON

P.O. NO: 8501950
JOB NO: R2447
DATE COMPLETED: In progress
INVOICE DATE: August 31, 2021
TERMS: As per contract

ATTN: John Fitzgerald

PROJECT LOCATION: 12184, 12186, 12188,
12190, 24th St.
Maple Ridge

PROGRESS INVOICE NO. 5

Table with 2 columns: Description and Amount. Rows include: Value of work completed to date as per attached spreadsheet (\$548,957.00), Less Progress Invoice No. 1, 2, 3 & 4 (\$442,094.75), Current invoice amount (\$106,862.25), Less 10% Holdback (\$10,686.23), Current invoice amount (\$96,176.02), Add 5% G.S.T. (\$4,808.80), Total amount due this invoice (\$100,984.82).

Interest charges (as per CCDC) will be applied on overdue invoices.

HST# RT874032642

Toronto • Calgary • Edmonton • Vancouver • Halifax
TF: 1.888.770.1323 TEL: 905.770.1323 FAX: 905.770.0603

www.restorersgroup.com

Please remit payment to



The RESTORERS Group Inc.
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7  
Woodbridge, Ontario

P O #: 8501950  
RGI Job #: R2447  
Date Complete: In progress  
Invoice Date: 31-Aug-21  
Payment Terms: AS PER CONTRACT  
Project Location: 12184, 12186, 12188, 12190 224th St, Maple Ridge  
Type of Work: Exterior Wall and Balcony Repairs

Attn: John Fitzgerald

Progress Invoice No. 5		Estimated Quantity	Original Amount	Quantity to Date	Unit Price	Previous Billings	Current Billing
Item	Description						
<b>Base Bid and Optional Items</b>							
<b>Balcony Areas</b>							
1a	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing	740 m	\$28,860.00	254	\$39.00 m	\$6,552.00	\$3,744.00
1b	Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the concrete deck	389 m	\$11,100.00	147	\$37.00 m	\$3,256.00	\$2,183.00
2	Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs	450 m2	\$51,750.00	306	\$115.00 m2	\$25,990.00	\$9,200.00
3	Concrete major delamination repair on the top side of the balcony slabs, associated with rust reinforcing steel, 20mm minimum depth	7 m2	\$4,900.00	9	\$700.00 m2	\$4,900.00	\$1,400.00
4	Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony	0 m	\$0.00	0	\$500.00 m	\$0.00	\$0.00
5	Through slab repair of the balcony slabs	0 m2	\$0.00	0	\$1,300.00 m2	\$0.00	\$0.00
6	Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants	755 m2	\$132,125.00	271	\$175.00 m2	\$39,550.00	\$7,875.00
7	Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant	350 m2	\$54,250.00	168	\$155.00 m2	\$20,460.00	\$5,580.00
8	Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish	740 m	\$102,860.00	307	\$139.00 m	\$30,302.00	\$12,371.00
9	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and through bolts	300 m	\$36,300.00	246	\$121.00 m	\$27,830.00	\$1,936.00
10	Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant	750 m	\$19,500.00	186	\$26.00 m	\$3,926.00	\$910.00
11a	Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	740 m	\$184,260.00	158	\$249.00 m	\$32,619.00	\$8,723.00
11b	Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed	300 m	\$78,000.00	82	\$260.00 m	\$17,680.00	\$3,640.00
12	Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding wall assemblies	60 each	\$57,000.00	28	\$950.00 each	\$21,850.00	\$4,750.00
<b>Exterior Walls</b>							
13	Remove and replace deteriorated sealant and apply where missing as instructed by the consultant	0 m	\$0.00	0	\$23.00 m	\$0.00	\$0.00
14	Remove spalled and cracked brickwork where instructed by the consultant	0 each	\$0.00	0	\$40.00 each	\$0.00	\$0.00
15	Rout out and repoint deteriorated mortar joints	0 m	\$0.00	0	\$45.00 m	\$0.00	\$0.00
16	Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane	15 m	\$5,850.00	0	\$390.00 m	\$0.00	\$0.00
17	Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work	100% LS	\$15,000.00	100.0%	LS	\$12,000.00	\$1,500.00
18	Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)	100% LS	\$54,005.00	100.0%	LS	\$51,304.75	\$2,700.25
18a	Mobilization/Demobilization of personnel and equipment on sites (12184 224 Street) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18b	Mobilization/Demobilization of personnel and equipment on sites (12186 224 Street) - Access	100% LS	\$70,000.00	0.0%	LS	\$0.00	\$0.00
18c	Mobilization/Demobilization of personnel and equipment on sites (12188 224 Street) - Access	100% LS	\$80,000.00	90.0%	LS	\$45,000.00	\$36,000.00
18d	Mobilization/Demobilization of personnel and equipment on sites (12190 224 Street) - Access	100% LS	\$70,000.00	100.0%	LS	\$70,000.00	\$0.00
19	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	100% Allow	\$10,000.00	100.0%	Allow	\$10,000.00	\$0.00
20	Install furring at balcony upturn to infill existing gaps between masonry to facilitate membrane upturn	255 m	\$6,375.00	135	\$25.00 m	\$2,250.00	\$1,125.00
21	New wood balcony fascia including prime and 2 coats of paint	306 m	\$29,070.00	230	\$95.00 m	\$16,625.00	\$5,225.00

<b>ORIGINAL CONTRACT PRICE ( Less GST )</b> .....	<b>\$1,181,205.00</b>	<b>\$442,094.75</b>
<b>TOTAL INVOICED TO DATE</b> .....	<b>\$548,957.00</b>	<b>Current Billing \$106,862.25</b>
<b>TOTAL HOLDBACK TO DATE</b> .....	<b>\$54,895.71</b>	<b>10% Holdback \$10,686.23</b>
<b>G.S.T. INVOICED TO DATE</b> .....	<b>\$24,703.06</b>	<b>\$96,176.02</b>
		<b>5% G.S.T. \$4,808.80</b>
<b>TOTAL AMOUNT DUE THIS INVOICE.....</b>		<b>\$100,984.82</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 4  
dated July 30, 2021 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project

Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 24th St.  
Maple Ridge

Date of Contract: March 17, 2021

Name of Owner

CAPREIT Limited Partnership  
c/o McIntosh Perry

Name of Contractor

The RESTORERS Group Inc.

## 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 Richmond Hill, ON this 31 day of August in the year 2021  
City/Town and Province

Charles Doke

Name  
Director  
Title

Signature

Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.

(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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**CCDC** Copyright 2018  
Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

**Assessment Department Location**

**Mailing Address**

PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

**Clearance Section**

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

September 02, 2021

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **July 01, 2021**.

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

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

Employer Service Centre  
Assessment Department

**Clearance Reference # : C132593610**  
**CLRA1A**

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

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

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

**To alter this document constitutes fraud.**

# McINTOSH PERRY

May 9, 2022

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

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

Dear Sir:

Re: 12184,12186,12188,12190 224th Street, Maple Ridge, BC  
CCMS #214412  
Holdback Release - PO 8501950

In accordance with your instructions, we have reviewed the release of holdback in the form of an invoice numbered R2447H dated March 31,2022, submitted by The Restorers Group on March 31,2022.

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

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

We confirm that the work completed under the contract with the Restorers Group was substantially performed on March 31,2022.

We advise that the holdback relating to this work, amounting to a total of \$118,038.20 plus the applicable Goods and Services Tax (GST), should be paid on the Fifty-fifth (55<sup>th</sup>) day from the date of substantial performance.

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

Yours truly,

**McIntosh Perry**



**Quinton Daem, Project Coordinator**



**Gavin Johnson, B. Arch.Sc., BSS, CET  
Senior Project Manager**



March 31, 2022

CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
Woodbridge, ON

Attn: Gheorghe Piscociu

We have completed all work on the above noted project and enclose our Workers' Compensation Certificate and Statutory Declaration.

We also enclose a holdback invoice in the amount of \$123,940.11 for approval of payment. Please release all holdback money being held on this account at your earliest convenience.

Thank You.

Yours truly,  
THE RESTORERS GROUP INC.

Pat Leblanc  
General Manager - BC

Toll Free 1.888.770.1323

[www.restorersgroup.com](http://www.restorersgroup.com)

**Head Office**  
344 Newkirk Road  
Richmond Hill, ON  
L4C 3G7

**Calgary**  
6230 48 Street SE  
Calgary, AB  
T2C 4R1

**Edmonton**  
101-10813 182 Street NW  
Edmonton, AB  
T5S 1X4

**Vancouver**  
524 Sharpe Street  
New Westminster, BC  
V3M 4R2

STATEMENT OF ACCOUNT

CAPREIT LIMITED PARTNERSHIP  
C/O MCINTOSH PERRY

Re: 12184, 12188, 12190, 224TH ST., MAPLE RIDGE

AS OF MARCH 31, 2022

PROGRESS INVOICE STATEMENT									
Date	Inv. No.	Inv. Amt.	Holdback	Total	G.S.T.	Amt. Due	Received	Balance	
03/31/2021	10297	\$150,976.00	\$15,097.60	\$135,878.40	\$6,793.92	\$142,672.32	\$142,672.32	\$0.00	
06/30/2021	10379	\$90,980.25	\$9,098.03	\$81,882.23	\$4,094.11	\$85,976.33	\$85,976.33	\$0.01	
07/31/2021	10404	\$149,547.00	\$14,954.70	\$134,592.30	\$6,729.62	\$141,321.92	\$141,321.92	\$0.01	
08/31/2021	10486	\$50,581.50	\$5,058.15	\$45,523.35	\$2,276.62	\$47,800.97	\$47,800.97	\$0.00	
08/31/2021	10564	\$106,862.25	\$10,686.23	\$96,176.03	\$4,808.80	\$100,984.83	\$100,984.82	\$0.00	
08/31/2021	10670	\$65,659.00	\$6,565.90	\$59,093.10	\$2,954.66	\$62,047.76	\$62,047.76	\$0.00	
08/31/2021	10794	\$69,787.00	\$6,978.70	\$62,808.30	\$3,140.87	\$65,958.17	\$65,958.17	\$0.00	
08/31/2021	10837	\$134,700.00	\$13,470.00	\$121,230.00	\$6,061.50	\$127,291.50	\$127,291.50	\$0.00	
08/31/2021	10955	\$210,070.00	\$21,007.00	\$189,063.00	\$9,453.15	\$198,516.15	\$198,516.15	\$0.00	
08/31/2021	10997	\$75,594.00	\$7,559.40	\$68,034.60	\$3,401.73	\$71,436.33	\$71,436.33	\$0.00	
08/31/2021	11063	\$40,214.00	\$4,021.40	\$36,192.60	\$1,809.63	\$38,002.23	\$0.00	\$38,002.23	
09/30/2021	11132	\$35,391.00	\$3,539.10	\$31,851.90	\$1,592.60	\$33,444.50	\$0.00	\$33,444.50	
<b>TOTAL</b>		<b>\$1,180,382.00</b>	<b>\$118,038.20</b>	<b>\$1,062,343.80</b>	<b>\$53,417.49</b>	<b>\$1,115,761.29</b>	<b>\$1,064,014.27</b>	<b>\$74,466.73</b>	

HOLDBACK STATEMENT			
Outstanding	G.S.T. Payable	Total Due	
\$15,097.60	\$754.88	\$15,852.48	
\$9,098.03	\$454.90	\$9,552.93	
\$14,954.70	\$747.74	\$15,702.44	
\$5,059.15	\$252.96	\$5,312.11	
\$10,686.23	\$534.31	\$11,220.54	
\$6,565.90	\$328.30	\$6,894.20	
\$6,978.70	\$348.99	\$7,327.69	
\$13,470.00	\$673.50	\$14,143.50	
\$21,007.00	\$1,050.35	\$22,057.35	
\$7,559.40	\$377.97	\$7,937.37	
\$4,021.40	\$201.07	\$4,222.47	
\$3,539.10	\$176.96	\$3,716.06	
<b>\$118,038.20</b>	<b>\$5,801.91</b>	<b>\$123,840.11</b>	

SUMMARY

Progress Invoice Balance owing as of March 31, 2022

Holdback Balance owing as of March 31, 2022


**TOTAL OUTSTANDING**

\$71,446.73

\$123,940.11

\$195,386.84

Regards,  
The RESTORERS Group Inc.



Susan Ooms  
Administrator



**HOLDBACK INVOICE NUMBER: R2447H**



*CAPREIT Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, #200  
Woodbridge, ON*

*P.O. No.: 8501950  
Job No.: R2447  
Date Completed: March 31, 2022  
Invoice Date: March 31, 2022  
Terms: As per contract  
Project Location: 12184, 12186, 12188,  
12190, 224<sup>th</sup> St.  
Maple Ridge*

*Attn: Gheorghe Piscociu*

**HOLDBACK**

To request release of holdback on above noted project \$118,038.20

Add 5% G.S.T. \$ 5,901.91

**Total Amount Due this Invoice . . . . . \$123,940.11**

2% per month interest (24% annually) charged on overdue accounts.

PLEASE REMIT PAYMENT TO:

THE RESTORERS Group Inc.  
344 Newkirk Road, Richmond Hill, ON L4C 3G7

# 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 10  
dated January 31, 2022 is the last  
application for payment for which the Contractor has  
received payment.

## Information Appearing in the Contract Documents

Name of Project Exterior wall and balcony repairs at 12184, 12186, 12188, 12190 224th St. Maple Ridge	
Date of Contract: <u>March 17, 2021</u>	
Name of Owner CAPREIT Limited Partnership c/o McIntosh Perry	Name of Contractor The RESTORERS Group Inc.


## Declaration

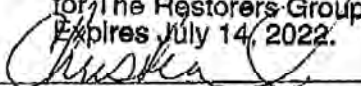
I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and 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 Richmond Hill, ON this 31 day of March in the year 2022  
City/Town and Province

Charles Doke  
Name  
Director  
Title  
  
Signature

Christine Renee Doke,  
a Commissioner, etc.,  
Regional Municipality of York,  
for The Restorers Group Inc.  
Expires July 14, 2022.  
  
(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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Canadian Construction Documents Committee



**Assessment Department**  
**Mailing Address**  
PO Box 5350  
Station Terminal  
Vancouver BC V6B 5L5

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

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

Capreit Limited Partnership  
c/o McIntosh Perry  
6240 Highway 7, Suite 200  
WOODBIDGE, ON L4H 4G3

April 18, 2022

**Person/Business : THE RESTORERS GROUP INC.**  
**Account number : 200212591**

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

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre  
Assessment Department

**Clearance Reference # : C133073617**  
**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**



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

Tax Registration Number: 82123 8847

June 24, 2022

Invoice No: 89996

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

Project CCC-224718-19 CAPREIT-Queen Anne Apartments, 12184, 12186, 12188, & 12190  
224 Street, Maple Ridge, BC

Purchase Order #8502205

**Project Management Fee**

Trade Amount	141,200.25
Fee Percentage	5.50
CCMS Fee	7,766.01
% Billable	100.00

**CCMS Fee 7,766.01**

**Taxes**

Goods and Services Tax	5.00 % of 7,766.01	388.30	
<b>Total Taxes</b>		<b>388.30</b>	<b>388.30</b>

**Total this Invoice \$8,154.31**

**Invoice**



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

Tax Registration Number: 82123 8847

June 13, 2022

Invoice No: 89912

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

Project CCC-224718-19 CAPREIT-Queen Anne Apartments, 12184, 12186, 12188, & 12190  
224 Street, Maple Ridge, BC

Purchase Order #8502205

**Project Management Fee**

Trade Amount	46,452.00
Fee Percentage	5.50
CCMS Fee	2,554.86
% Billable	100.00

**CCMS Fee** **2,554.86**

**Taxes**

Goods and Services Tax	5.00 % of 2,554.86	127.74	
<b>Total Taxes</b>		<b>127.74</b>	<b>127.74</b>

**Total this Invoice** **\$2,682.60**

**Invoice**



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

Tax Registration Number: 82123 8847

September 14, 2022

Invoice No: 91511

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

Project CCC-224718-19 CAPREIT-Queen Anne Apartments, 12184, 12186, 12188, & 12190  
224 Street, Maple Ridge, BC

Purchase Order #8502205

**Project Management Fee**

Trade Amount	47,460.00
Fee Percentage	5.50
CCMS Fee	2,610.30
% Billable	100.00

**CCMS Fee 2,610.30**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 2,610.30	339.34	
<b>Total Taxes</b>		<b>339.34</b>	<b>339.34</b>

**Total this Invoice \$2,949.64**

**Invoice**



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

Tax Registration Number: 82123 8847

June 13, 2022

Invoice No: 89913

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

Project CCC-224718-19 CAPREIT-Queen Anne Apartments, 12184, 12186, 12188, & 12190  
224 Street, Maple Ridge, BC

Purchase Order #8502205

**Project Management Fee**

Trade Amount	104,387.25
Fee Percentage	5.50
CCMS Fee	5,741.30
% Billable	100.00

**CCMS Fee 5,741.30**

**Taxes**

Goods and Services Tax	5.00 % of 5,741.30	287.07	
<b>Total Taxes</b>		<b>287.07</b>	<b>287.07</b>

**Total this Invoice \$6,028.37**



**Invoice**



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

Tax Registration Number: 82123 8847

April 28, 2022

Invoice No: 88937

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	35,391.00
Fee Percentage	5.50
CCMS Fee	1,946.51
% Billable	100.00

**CCMS Fee 1,946.51**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 1,946.51	253.05	
<b>Total Taxes</b>		<b>253.05</b>	<b>253.05</b>

**Total this Invoice \$2,199.56**

**Invoice**



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

Tax Registration Number: 82123 8847  
June 22, 2021  
Invoice No: 83146

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	5.50
Fee Percentage	90,980.25
CCMS Fee	5,003.91
% Billable	100.00

**CCMS Fee 5,003.91**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 5,003.91	650.51	
<b>Total Taxes</b>		<b>650.51</b>	<b>650.51</b>

**Total this Invoice \$5,654.42**

All invoices are due when issued. Interest will be added at a rate of 2% per month on all overdue accounts beyond 60 days

**Invoice**



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

Tax Registration Number: 82123 8847  
August 27, 2021  
Invoice No: 84528

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	106,862.25
Fee Percentage	5.50
CCMS Fee	5,877.42
% Billable	100.00

**CCMS Fee 5,877.42**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 5,877.42	764.06	
<b>Total Taxes</b>		<b>764.06</b>	<b>764.06</b>

**Total this Invoice \$6,641.48**

All invoices are due when issued. Interest will be added at a rate of 2% per month on all overdue accounts beyond 60 days

**Invoice**



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

Tax Registration Number: 82123 8847  
February 25, 2022  
Invoice No: 88126

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	75,594.00
Fee Percentage	5.50
CCMS Fee	4,157.67
% Billable	100.00

**CCMS Fee 4,157.67**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 4,157.67	540.50	
<b>Total Taxes</b>		<b>540.50</b>	<b>540.50</b>

**Total this Invoice \$4,698.17**

**Invoice**



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

Tax Registration Number: 82123 8847

March 30, 2022

Invoice No: 88318

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	40,214.00
Fee Percentage	5.50
CCMS Fee	2,211.77
% Billable	100.00

**CCMS Fee 2,211.77**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 2,211.77	287.53	
<b>Total Taxes</b>		<b>287.53</b>	<b>287.53</b>

**Total this Invoice \$2,499.30**

**Invoice**



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

Tax Registration Number: 82123 8847

February 25, 2022

Invoice No: 88283

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	134,700.00
Fee Percentage	5.50
CCMS Fee	7,408.50
% Billable	100.00

**CCMS Fee 7,408.50**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 7,408.50	963.11	
<b>Total Taxes</b>		<b>963.11</b>	<b>963.11</b>

**Total this Invoice \$8,371.61**

**Outstanding Invoices**

Number	Date	Balance
88126	2022-02-25	4,698.17
<b>Total</b>		<b>4,698.17</b>

**Invoice**



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

Tax Registration Number: 82123 8847  
June 25, 2021  
Invoice No: 83701

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	149,547.00
Fee Percentage	5.50
CCMS Fee	8,225.09
% Billable	100.00

**CCMS Fee 8,225.09**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 8,225.09	1,069.26	
<b>Total Taxes</b>		<b>1,069.26</b>	<b>1,069.26</b>

**Total this Invoice \$9,294.35**

**Outstanding Invoices**

Number	Date	Balance
83146	2021-06-22	5,654.42
<b>Total</b>		<b>5,654.42</b>

**Invoice**



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

Tax Registration Number: 82123 8847

January 26, 2022

Invoice No: 87212

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	210,070.00
Fee Percentage	5.50
CCMS Fee	11,553.85
% Billable	100.00

**CCMS Fee 11,553.85**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 11,553.85	1,502.00	
<b>Total Taxes</b>		<b>1,502.00</b>	<b>1,502.00</b>

**Total this Invoice \$13,055.85**

**Outstanding Invoices**

Number	Date	Balance
86078	2021-11-15	4,080.71
86079	2021-11-15	4,337.89
<b>Total</b>		<b>8,418.60</b>



**Invoice**



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

Tax Registration Number: 82123 8847  
November 15, 2021  
Invoice No: 86078

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	65,659.00
Fee Percentage	5.50
CCMS Fee	3,611.25
% Billable	100.00

**CCMS Fee 3,611.25**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 3,611.25	469.46	
<b>Total Taxes</b>		<b>469.46</b>	<b>469.46</b>

**Total this Invoice \$4,080.71**

All invoices are due when issued. Interest will be added at a rate of 2% per month on all overdue accounts beyond 60 days.

**Invoice**



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

Tax Registration Number: 82123 8847  
May 20, 2021  
Invoice No: 82544

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	5.50
Fee Percentage	150,976.00
CCMS Fee	8,303.68
% Billable	100.00

**CCMS Fee 8,303.68**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 8,303.68	1,079.48	
<b>Total Taxes</b>		<b>1,079.48</b>	<b>1,079.48</b>

**Total this Invoice \$9,383.16**

All invoices are due when issued. Interest will be added at a rate of 2% per month on all overdue accounts beyond 60 days

**Invoice**



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

Tax Registration Number: 82123 8847  
November 15, 2021  
Invoice No: 86079

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount	69,797.00
Fee Percentage	5.50
CCMS Fee	3,838.84
% Billable	100.00

**CCMS Fee 3,838.84**

**Taxes**

Harmonized Sales Tax 82123 8847	13.00 % of 3,838.84	499.05	
<b>Total Taxes</b>		<b>499.05</b>	<b>499.05</b>

**Total this Invoice \$4,337.89**

All invoices are due when issued. Interest will be added at a rate of 2% per month on all overdue accounts beyond 60 days.

**Invoice**



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

Tax Registration Number: 82123 8847  
July 30, 2021  
Invoice No: 83891

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

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC  
Purchase Order No. 8501951

**Project Management Fee**

Trade Amount 50,591.50  
Fee Percentage 5.50  
CCMS Fee 2,782.53  
% Billable 100.00

**CCMS Fee 2,782.53**

**Taxes**

Harmonized Sales Tax 82123 8847 13.00 % of 2,782.53 361.73  
**Total Taxes 361.73 361.73**

**Total this Invoice \$3,144.26**

All invoices are due when issued. Interest will be added at a rate of 2% per month on all overdue accounts beyond 60 days