APPRAISAL REPORT OF SPECIFIED PROPERTY OF:

STRATA PLAN LMS 0712
1500 HORNBY STREET, 1501 HOWE STREET & 888 BEACH AVENUE
VANCOUVER, BRITISH COLUMBIA V6Z 2P9

Prepared by:
Suncorp Valuations

File No. 39393

<u>PREMISE OF VALUE</u>
Cost of Reproduction New

Effective Date: November 19, 2013

Currency: Canadian Dollars

January 22, 2014

Strata Plan LMS 0712
c/o FirstService Residential - Georgia Branch
400 - 1281 West Georgia Street
Vancouver, BC V6E 3G7

Attention: Chelsea Csabai

Re: Appraisal of Specified Property of interest to FirstService Residential - Georgia Branch and known as Strata Plan LMS 0712 - located at 1500 Hornby Street, 1501 Howe Street & 888 Beach Avenue, Vancouver, British Columbia

In accordance with your authorization, we completed a visual, non-invasive inspection on November 19, 2013 and prepared an insurance appraisal of the referenced property. Our findings and conclusions are summarized in the enclosed documents.

For our client's protection, Suncorp maintains errors and omissions insurance that covers all appraisal assignments. Appraisals wholly prepared by members of the Appraisal Institute of Canada (AIC) are covered by the Professional Liability Insurance Program of the AIC. Appraisals authored by or prepared with professional assistance by appraisers who are not members of the AIC are covered by a general errors and omissions policy carried by Suncorp Valuations.

The author of the attached report is a member of the AIC, but significant professional assistance was provided by non-members, accordingly the errors and omissions coverage for this report is provided under *the general policy of Suncorp Valuations and not the Appraisal Institute of Canada*. We would be pleased to provide you a certificate of coverage as you require.

Our final invoice for the appraisal services provided is also enclosed. We would appreciate your timely attention relative to its payment.

Should you have any questions regarding the appraisal report or our invoice, please contact the undersigned.

We thank you for your confidence in our services and look forward to serving your valuation requirements in the future.

On behalf of,
SUNCORP VALUATIONS

Doug Taylor, CCPI, CRM
Regional Vice President, Loss Control Services/Manager Private Sector Costing

DT/jc

Attachment

TABLE OF CONTENTS

PAGE

TITLE PAGE

TABLE OF CONTENTS

LETTER OF TRANSMITTAL 1

APPENDICES
Appendix "A" – General Service Conditions .... "A"-1
Appendix "B" – Contingent and Limiting Conditions .... "B"-1
Appendix "C" – Certification Statement .... "C"-1
Appendix "D" – Summary of Insurable Costs .... "D"-1
Appendix "E" – Photograph .... "E"-1
Appendix "F" – Building Construction and Services Cost Analysis .. "F"-1

January 22, 2014

Strata Plan LMS 0712
c/o FirstService Residential - Georgia Branch
400 - 1281 West Georgia Street
Vancouver, BC V6E 3G7

Attention: Chelsea Csabai

Re: Appraisal of Specified Property of interest to FirstService Residential - Georgia Branch and known as Strata Plan LMS 0712 - located at 1500 Hornby Street, 1501 Howe Street & 888 Beach Avenue, Vancouver, British Columbia

In accordance with your authorization, we have completed a visual, non-invasive inspection and appraisal of the referenced property. The details of our service and findings and conclusions are presented in the ensuing sections of this appraisal report.

PURPOSE AND DATE OF APPRAISAL

We have performed this appraisal service for the purpose of developing an estimate of the **Cost of Reproduction New (CRN)** of the specified property, to assist with the placement of property insurance coverage.

The effective date of the appraisal is November 19, 2013, the last day of inspection.

INTENDED USERS OF APPRAISAL

The appraisal report is only valid for the purpose defined herein. Accordingly, the intended authorized users will be limited to the client of record, its insurance broker or agent, and the insurer of the property. Any liability to unintended users is expressly denied. For further clarification of our appraisal service please refer to the General Service Conditions and Contingent and Limiting Conditions on pages A-1 and B-1, which form an integral part of this report.

IDENTIFICATION OF APPRAISAL PROPERTY

The specified property appraised was:

Strata Plan LMS 0712
1500 Hornby Street, 1501 Howe Street & 888 Beach Avenue
Vancouver, British Columbia V6Z 2P9

PREMISE OF VALUE

The cost estimate for the specified property was developed on the following premise of value:

> **<u>Cost of Reproduction New</u>* (CRN)** which is defined as: "*the monetary amount required to reproduce property of like kind and quality at one time in accordance with current market prices for materials, labour, manufactured equipment, contractor's overhead, profit and fees, but without provisions for overtime, bonuses for labour, or premiums for materials.*"
>
> ****Cost of Reproduction New (CRN)*** *is synonymous with the insurance industry's "**Replacement Cost New**."*
>
> The CRN takes into account current market prices for labour, duties and freight, building materials and equipment, contractors' overhead, profit and fees, engineering and installation costs, as well as applicable taxes. It is exclusive of the cost of demolition, grading or filling in connection with removal of destroyed property or reconstruction.
>
> In the event of a partial loss, the amount of the loss may be based on the repair cost which is usually proportionately higher than the CRN for the entire property, as defined in this report.

PROPERTY USE

As at the effective date of appraisal the subject property was being utilized as a mixed residential and commercial high-rise building.

APPRAISAL INCLUSIONS

The following classifications of property were **included** in the scope of our appraisal:

- Building Construction and Services including site preparation and excavation, foundations, framing, exterior walls, roof frame and coverings, floor structure, interior partitions and finishes, electrical and lighting systems, plumbing and sewerage systems, heating ventilating and air conditioning, fire protection and security systems and vertical transportation.

  Our standard appraisal service includes replacement costs for on-site services from the structure to the lot line, figured for a typical setback. Therefore, we did <u>not</u> investigate the details and specifications of the existing services.

- Tenant improvements are not included.

- Yard Improvements generally including parking areas, paving, landscaping, fencing, yard lighting, roads, sidewalks, curbs, retaining walls, signs and flagpoles.

The CRN of the Yard Improvements is relatively small in comparison to the Buildings. We therefore, did not perform a detailed listing and itemized costing of these assets. Rather, we developed an estimate of their insurable value based on approximate quantities or benchmark unit cost estimates for this type of property.

- Fixtures as defined in the B.C. Strata Property Act – Part 9.1 (1) – "for the purposes of section 149 (1) (d) of the Act, "fixtures" means items attached to a building, including floor and wall coverings and electrical and plumbing fixtures, but does ***NOT*** include, if they can be removed without damage to the building, refrigerators, stoves, dishwashers, microwaves, washers, dryers or other items."

BUILDING CODES AND BYLAWS

See "Development of Building Codes and Bylaws"

DEMOLITION AND DEBRIS REMOVAL

See "Development of Demolition and Debris Removal"

APPRAISAL EXCLUSIONS

Our appraisal service **excludes** all other property classifications including, but not limited to, common area furnishings, fixtures and equipment, betterments and improvements of individual units, and personal belongings of unit owners or tenants.

SCOPE OF APPRAISAL SERVICE

In completing this appraisal project, our professional appraiser(s) performed a site inspection and architectural detail verification of the specified property on November 19, 2013. The scope of our inspection included:

For Building Construction and Services and Yard Improvements:

- A review strata plans, as available
- An inventory of pertinent construction features
- A review of building services
- Identification of specialty construction features
- Photographing building(s)
- Estimation of gross floor area based on strata plans and the previous appraisal
- A brief inventory of the Yard Improvements

In performing this appraisal service, an allowance for typical developer finishes for interior construction in residential areas has been included in our CRN estimate based on the previous appraisal by Suncorp Valuations. Interior construction in this instance includes items specified in Appendix "F" of this report. These benchmark square foot costs have been referenced from the current Marshall & Swift Cost Manual and are representative of standard developer finishing for this type of subject property. However, cost for specific developer upgrades or betterments and improvements made to individual units by owners can vary widely. Suncorp's estimation of construction costs do not include specific developer upgrades or betterments and improvements made to individual units. Rather, it is a square foot cost allowance based on standard and average quality interior construction finishes for the subject occupancy. Accordingly, we caution the readers of the report to ensure adequate insurance is in place for individual unit developer upgrades or betterment and improvement construction costs that reflect actual construction finish within each unit.

In performing this appraisal service, an allowance for typical finishes for interior construction in commercial areas has been included in our CRN estimate. Interior construction in this instance includes items specified in Appendix "F" of this report. These benchmark square foot costs have been referenced from the current Marshall & Swift Cost Manual and have been developed with consideration to the typical interior improvements within the subject property. However, cost for build-outs/interior construction can vary widely depending upon fit and finish. Suncorp's estimation of interior construction costs are on an allowance basis only and not representative of the actual in-place finishes as these vary for each and every tenancy. Accordingly, we caution the readers of the report to ensure adequate insurance is in place for build-outs/interior construction costs that reflect the actual build-outs that tenancy requires or has put in place for their business needs.

No interior access was gained into the building (i.e. suites, common areas, hallways, parkade, mechanical room, etc.) at the time of the inspection, although an exterior inspection was conducted. Information regarding interior finishing was obtained from a previous appraisal completed by our firm as of December 14, 2010. We have assumed that no major changes have been made to the subject property since our original appraisal was conducted.

INSURANCE EXCLUSIONS

We have not reviewed the property insurance policy relative to the specified property to identify insurance exclusions, if any. Our CRN conclusions therefore, include both above-grade and below-grade assets. We recommend that you review with your insurance broker or agent, if any insurance exclusions apply to the subject property.

VALUATION METHODOLOGY

The appraisal industry recognizes the following three traditional approaches to develop a value:

- Cost Approach
- Direct Comparison (Market) Approach
- Income Approach

The approach best suited for developing an estimate of the CRN for insurance placement purposes is the Cost Approach, as insurance premiums are normally based on Replacement Cost and not market value. The market and income approaches to value are therefore not applicable to the appraisal services performed.

Development of Building Construction CRN Through the Cost Approach

The CRN for the Building Construction and Yard Improvements was calculated using the Marshall Valuation Service, published by Marshall & Swift/Boeckh (MS/B) **and/or other internal/external costing services**. The valuation methods employed for this appraisal were the Segregated Cost Method or Model-Based Method, or a combination of both.

The Segregated Cost Method

To determine cost via this method involves estimating the current unit cost of installed components, sections or systems of the building structure under appraisal. The unit price includes costs of materials, labour, overhead, fees and profits required to replace the building components new, as of the date of appraisal.

The Model-Based Method

This method uses as a basis, the current cost per square foot of other properties that are similar to the subject property in their design, style, construction and function. This benchmark cost is then adjusted to more closely suit the specifications and construction quality of the subject property being appraised. Once adjusted, this unit cost is applied to the subject's gross floor area with additional consideration given to any specialty features.

Development of Building Codes and Bylaws Estimate

In performing our appraisal project we assessed if the subject property complies with the current building codes and bylaws relative to the following three (3) items:

- Adequate Parking Spaces
- Special Needs Access to the Building
- Fire Protection System (No consideration was given to individual fire wall configuration or building wall compartmentalization requirements unless otherwise indicated. Rather, our analysis of this item was limited to a typical cost per square foot estimate for the entire building)

With the exception of these three (3) specified items, we did not take into consideration the CRN of the subject property to comply with any other current building codes, ordinances and other legal restrictions.

The additional CRN for these items was calculated only if the subject property was deemed deficient in any of these requirements. The cost for these items was estimated on the assumption that the entire property would be built at one time including these items. These costs therefore, do not represent the monetary amount required to update or upgrade the existing building with these items in order to eliminate the existing deficiencies.

Development of Demolition and Debris Removal Cost Estimate

As part of our appraisal investigation, we also developed an estimate of the cost of demolition and debris removal for the subject buildings, in connection with reconstruction. This cost estimate was based on a hypothetical scenario, since it is not possible to predict the type and extent of a future property loss and thus the required amount of demolition and debris removal. More specifically, this cost estimate was based on a hypothetical scenario assuming a 60% building construction loss. This loss scenario implies that the remaining 40% of the building would have to be demolished and 100% of the debris removed, to achieve a clean site adequate for normal reconstruction. It should be noted that this cost estimate is based on normal building construction and does not address building contents, nor any additional costs relative to handling or disposal of hazardous or contaminated building materials, or extra costs incurred to transport to abnormally distant dump sites. Furthermore, the cost estimate did not consider additional costs for any salvage operations associated with architecturally unique historical properties. We would further caution that the terms and conditions in your insurance policy may stipulate a demolition and debris removal coverage that may differ from the suggested hypothetical scenario. We therefore recommend that you review the adequacy of the suggested coverage estimate, with your insurance representatives.

APPRAISAL REPORT CONTENTS

Our appraisal report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP). The CRN is stated in our report in Canadian Dollars and includes Taxes, where applicable.

Our report includes:

- This Letter of Transmittal which identifies the property appraised, states the purpose, summarizes the nature of our service, and presents the conclusions reached.
- Appendices:
  Appendix "A" – General Service Conditions;
  Appendix "B" – Contingent and Limiting Conditions;
  Appendix "C" – Certification Statement;
  Appendix "D" – Summary of Insurable Costs (CRN);
  Appendix "E" – Photograph;
  Appendix "F" – Building Construction and Services Cost Analysis.

All field notes developed for this appraisal project will be safely stored and retained for a period of seven years. This will facilitate future appraisal updates and will assist in establishing a claim, should this become necessary.

CONCLUSION OF VALUE

Based on the appraisal investigation detailed herein and the valuation methodology applied it is our opinion that as at November 19, 2013, the insurable costs of the specified property of Strata Plan LMS 0712 - located at 1500 Hornby Street, 1501 Howe Street & 888 Beach Avenue, Vancouver, British Columbia is reasonably stated as follows:

INSURABLE COST SUMMARY	**CRN**
Building Construction and Services:	100,951,000
Yard Improvements:	483,000
Building Codes and By-laws:	MEETS CODE
Demolition and Debris Removal:	3,708,000
Appliances (Fixtures Only):	313,000
TOTAL INSURABLE COST:	**$105,455,000**

CRN = Cost of Reproduction New

All costs throughout the report are expressed in Canadian/US Dollars and are inclusive of applicable taxes.

On behalf of,
SUNCORP VALUATIONS

Senior Valuation Consultant
Michael Cartwright, AACI, P.App, FRICS, FBEng

APPENDICES

APPENDIX "A"
GENERAL SERVICE CONDITIONS

The services provided by Suncorp Valuations (referred to as "Suncorp") were performed in accordance with professional appraisal standards. Our compensation is not contingent in any way upon the conclusion of value. We will assume, without independent verification, the accuracy of all data that was provided to us. We have acted as an independent contractor and have reserved the right to use subcontractors. All files, working papers, or documents that were developed by us during the course of the engagement will be our property. We will retain this data for at least seven years.

Our report will only be used for the specific purpose(s) stated herein and any other use is invalid. No reliance may be made by any third party without our prior written consent. You may show our report in its entirety to those third parties that need to review the information contained therein. No one should rely on the report as a substitute for his or her own due diligence. No reference to our name or our report, in whole or in part, in any document you prepare and/or distribute to third parties may be made without our written consent.

You agree to indemnify and hold Suncorp harmless from any losses, claims, actions, damages, expenses or liabilities, including reasonable legal fees, to which we may become subject to in connection with this assignment, except for those attributed to our negligence. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, subcontractor, affiliate, and agent or like individual or group.

We will reserve the right to include your company name in our reference list, however, we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings.

APPENDIX "B"
CONTINGENT AND LIMITING CONDITIONS

The services provided by Suncorp are subject to the following contingent and limiting conditions, which are applicable to any building appraisal:

- Photographs and other exhibits are included for the sole purpose of illustration, to assist the reader in visualizing the property. We did not survey the subject site, and therefore will not assume responsibility for such matters, nor other technological and engineering techniques that are required to discover any inherent or hidden conditions of the subject property. Architectural drawings provided by the client or their agent were deemed to be accurate as to the building dimensions and specifications, unless information is received to the contrary.

- Fees for the professional services rendered in conjunction with our appraisal report do not account for any professional time associated with or required to appear in court to give expert witness testimony relative to the subject property. Fees associated with expert witness testimony will be agreed upon with the client at the time they are required.

- It was assumed, but not verified, that similar density of development, as it currently exists, could be achieved for the subject property under the current zoning regulation. It is suggested that you consult with your insurance broker or agent and/or insurance company to ensure proper coverage. Zoning by-laws are an insurance policy coverage issue, not a valuation issue.

- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property was assumed to be good and marketable, and free and clear of any liens and encumbrances, unless otherwise stated.

- No environmental audit or historic use study of the subject property was conducted as part of this appraisal. It was assumed that the use of the subject property complies fully with any and all environmental regulations and laws. It was further assumed that there are no hazardous materials on or in the vicinity of the subject property.

- The mechanical and heating systems, piping, plumbing and other building services and equipment were assumed to be in good working condition and adequate for the building(s). This equipment was not tested, nor did Suncorp assume any responsibility for testing of such.

- We will reserve the right to alter, revise and/or rescind the values reported should any subsequent or additional information be found, or in the event the engagement parameters are modified to any degree.

- The insurable values concluded in this report are only valid as at the specified appraisal date. No consideration was given to future economic factors including inflation/deflation, currency exchange fluctuations, labour, etc.

APPENDIX "C"
CERTIFICATION STATEMENT

RE: SPECIFIED PROPERTY OF STRATA PLAN LMS 0712
LOCATED AT 1500 HORNBY STREET, 1501 HOWE STREET & 888 BEACH AVENUE, VANCOUVER, BRITISH COLUMBIA

The appraisal investigation which included a valuation analysis and the preparation of this report was completed by Jiri Horak. A personal visual, non-invasive inspection of the subject property was conducted on November 19, 2013 by Devin Park, B.Comm. Professional assistance, including inspection and/or valuation analysis, was provided to the person signing this certificate by the above noted appraisers. Michael Cartwright, AACI, P.App, FRICS, FBEng, has not inspected the subject property.

Suncorp Valuations, and the above named appraisers have appraised this property within the last three years.

We hereby certify that, to the best of our knowledge and belief, the statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are impartial and unbiased.

We have no present or prospective interest, nor any bias or personal interest with respect to the subject property, and no personal interest with respect to the parties involved with this assignment. Our findings are not contingent upon developing or reporting predetermined results, and our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction of value that favours the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.

Our analysis, opinions and conclusions are in conformity with the Uniform Standards of Professional Appraisal Practice and the Canadian Uniform Standards of Professional Appraisal Practice including the Competency Provision.

The American Society of Appraisers has mandatory reaccreditation requirements and the Appraisal Institute of Canada has a continuing professional development program. We verify that we are in compliance with these requirements.

Based on the appraisal investigation detailed herein and the valuation methodology applied it is our opinion that as at November 19, 2013, the insurable costs of the specified property are reasonably stated as follows:

INSURABLE COST SUMMARY	**CRN**
Building Construction and Services:	100,951,000
Yard Improvements:	483,000
Building Codes and By-laws:	MEETS CODE
Demolition and Debris Removal:	3,708,000
Appliances (Fixtures Only):	313,000
TOTAL INSURABLE COST:	**$105,455,000**

CRN = Cost of Reproduction New

On behalf of,
SUNCORP VALUATIONS

__________ *Senior Valuation Consultant*
Michael Cartwright, AACI, P.App, FRICS, FBEng

January 22, 2014

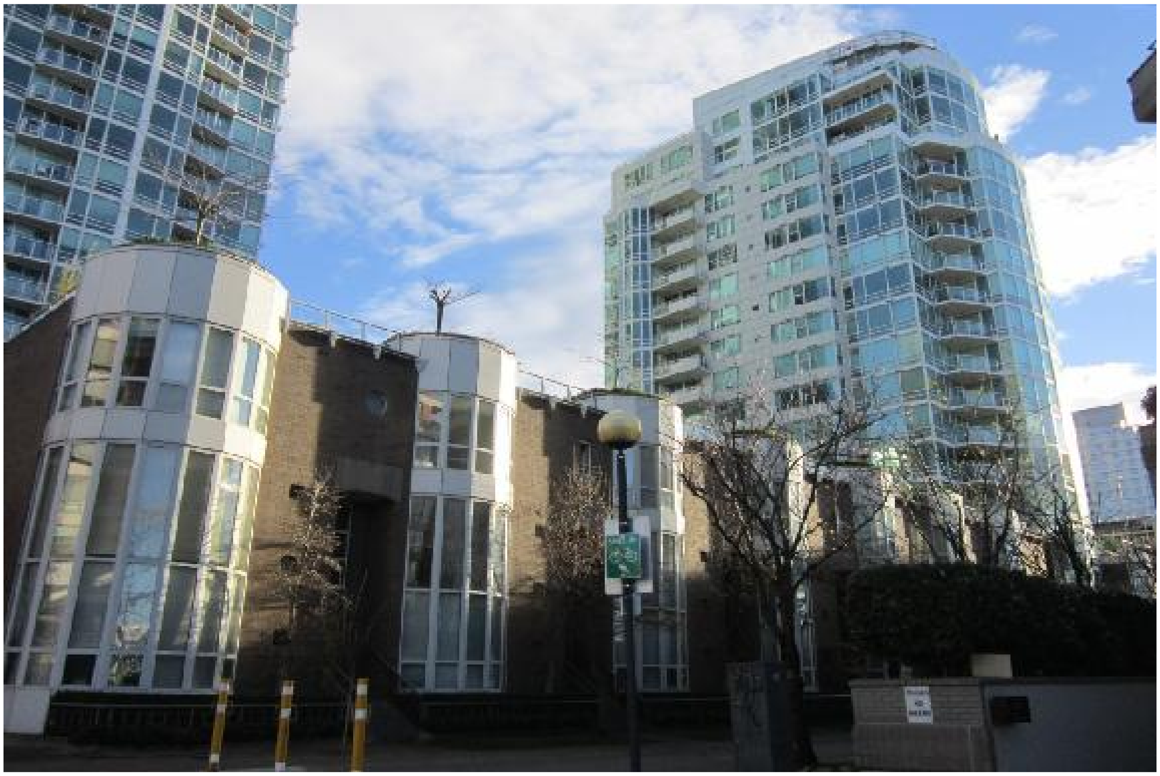
APPENDIX "D"
SUMMARY OF INSURABLE COSTS (CRN)
As at: November 19, 2013

BLDG #	BUILDING NAME	CLS	BUILDING CONSTRUCTION AND SERVICES	YARD IMPROVEMENTS	BUILDING CODES AND BYLAWS	DEMOLITION AND DEBRIS REMOVAL	APPLIANCES	TOTAL
B1	STRATA PLAN LMS 0712	B	100,951,000	483,000	MEETS CODE	3,708,000	313,000	105,455,000
	TOTAL:		**$ 100,951,000**	**$ 483,000**	**$ -**	**$ 3,708,000**	**$ 313,000**	**$ 105,455,000**

CRN = COST OF REPRODUCTION NEW
CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION
CO = CONTENTS ONLY
NIC = NOT IN CONTRACT

APPENDIX "E"
PHOTOGRAPH

STRATA PLAN LMS 0712
LOCATED AT 1500 HORNBY STREET, 1501 HOWE STREET & 888 BEACH AVENUE, VANCOUVER, BRITISH COLUMBIA



CLASS OF CONSTRUCTION

"B" - FIRE RESISTIVE CONSTRUCTION - Buildings have reinforced concrete frames and concrete or masonry floors and roofs.

APPENDIX "F"
BUILDING CONSTRUCTION AND SERVICES COST ANALYSIS
STRATA PLAN LMS 0712
1500 HORNBY STREET, 1501 HOWE STREET & 888 BEACH AVENUE, VANCOUVER, BRITISH COLUMBIA V6Z 2P9

YEAR BUILT: CIRCA 1992
SIZE: 630,167 SQ. FT. GROSS BLDG AREA
398,817 SQ. FT. GROSS LIVABLE / LEASABLE AREA
BUILDINGS.: THREE (3) TOWERS ABOVE A COMMON PARKADE
UNITS: TWO HUNDRED AND FIFTY-FIVE (255) RESIDENTIAL AND FOUR (4) COMMERCIAL
CLASS: B

EFFECTIVE DATE: NOVEMBER 19, 2013
ARCHITECTURAL DRAWINGS: STRATA PLANS
NO. OF STOREYS: THIRTY-THREE (33)
APPRAISAL NO.: B1

DESCRIPTION			CRN
BUILDING CONSTRUCTION AND SERVICES:			100,951,000
YARD IMPROVEMENTS:			483,000
BUILDING CODES AND BYLAWS:			MEETS CODE
PARKING SPACES	MEETS CODE		
SPECIAL NEEDS ACCESS	MEETS CODE		
FIRE PROTECTION	MEETS CODE		
DEMOLITION AND DEBRIS REMOVAL COSTS:			3,708,000
APPLIANCES:			313,000
TOTAL		**$**	**105,455,000**

SITE PREP, EXCAVATION	EXCAVATION FOR UNDERGROUND PARKING GARAGE
FOUNDATIONS	CONCRETE GRADE BEAMS AND FOOTINGS
FRAMING	
BELOW GRADE	PERIMETER REINFORCED CONCRETE WALLS AND INTERIOR COLUMNS
ABOVE GRADE	REINFORCED CONCRETE FRAME
FLOOR STRUCTURE	
BELOW GRADE	CONCRETE SLAB
MAIN FLOOR STRUCTURE	REINFORCED CONCRETE ELEVATED SLAB OVER PARKADE
UPPER FLOORS	SUSPENDED CONCRETE SLABS
INTERIOR CONSTRUCTION	
INTERIOR WALLS	RESIDENTIAL - DRYWALL ON FRAME
	RETAIL - DEMISING WALLS ONLY
INTERIOR DOORS	WOOD AND METAL DOORS
FIRE PROTECTION	SMOKE AND HEAT DETECTORS, EMERGENCY LIGHTS, ANNUNCIATOR AND PULL STATIONS
INTERIOR FINISHES	
FLOOR	CARPET, MARBLE TILE AND CERAMIC TILE
	RETAIL - HARDENER AND SEALER ONLY, TENANT IMPROVEMENTS NOT INCLUDED
CEILING	TEXTURED DRYWALL
	RETAIL - TYPICAL CEILING ALLOWANCE INCLUDED
VERTICAL MOVEMENT	
STAIRS	FORMED CONCRETE STAIRS
ELEVATORS	ONE (1) ELECTRIC ELEVATOR 900 KG WITH NINE (9) STOPS
	TWO (2) ELECTRIC ELEVATORS 900 KG WITH TWENTY-FOUR (24) STOPS
	THREE (3) ELECTRIC ELEVATORS 900 KG WITH THIRTY-SEVEN (37) STOPS
PLUMBING SYSTEM	STANDARD RESIDENTIAL TYPE FIXTURES, PIPING AND SEWERAGE
	RETAIL - ROUGH-IN ONLY, TENANT IMPROVEMENTS NOT INCLUDED
H.V.A.C.	RESIDENTIAL - ELECTRIC BASEBOARD HEAT
	RETAIL - HEAT PUMP SYSTEM
	FORCED AIR VENTILATION FOR HALLWAYS AND COMMON AREAS
ELECTRICAL AND LIGHTING	STANDARD RESIDENTIAL LIGHTING AND ELECTRICAL SYSTEM
	RETAIL - ROUGH-IN ONLY, TENANT IMPROVEMENTS NOT INCLUDED

CRN = COST OF REPRODUCTION NEW
CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION
TOTAL GROSS FLOOR AREA = TOTAL SQUARE FEET ON ALL LEVELS
NIC = NOT IN CONTRACT

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APPENDIX "F"
BUILDING CONSTRUCTION AND SERVICES COST ANALYSIS
STRATA PLAN LMS 0712
1500 HORNBY STREET, 1501 HOWE STREET & 888 BEACH AVENUE, VANCOUVER, BRITISH COLUMBIA V6Z 2P9

EXTERIOR WALLS	
BELOW GRADE	CONCRETE BASEMENT WALLS
ABOVE GRADE	METAL AND GLASS CURTAIN WALL, STUCCO, BRICK VENEER AND METAL PANELS
ROOF	SUSPENDED CONCRETE SLAB WITH COMPOSITE MEMBRANE ROOFING
FIRE SPRINKLERS	FULL SPRINKLER SYSTEM
APPLIANCES	DISHWASHERS, GARBURATORS AND HOOD FANS (FIXTURES ONLY)
OTHER	FIREPLACES, SAUNA, SWIMMING POOL, EMERGENCY GENERATOR, INTERPHONE SYSTEM, VIDEO SURVEILLANCE AND WATER FOUNTAIN

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