



VANCOUVER CONDOMINIUM SERVICES LTD.

400 – 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

ROSARIO GARDENS UPDATE

December 24, 2007

1. The townhouse occupants were permitted to return to their units this past week.
2. The target date for “10 and up” had originally been set for the second week of January. It will now likely be the third or fourth week, due to unforeseen problems, as noted below. This is only a target data—not a guaranty date.
3. The domestic water pipes (hot & cold) were pressure tested after repairs were completed and, unfortunately, a number of leaks occurred at various locations in the building. It is believed that these leaks were caused as a result of the pipes being unused for several months. The entire system now has to be checked for further leaks. This takes time to find and repair.
4. Rubber gaskets for dishwashers and laundry machines also dried out because of the shutdown. As a result, many of these leaked and have to be replaced.
5. The building code requires that isolation valves be installed for dishwashers. These valves were not required when the building was built twelve years ago. The installation of the valves has been requested by the City of Richmond. This will take time. The cost is included in the insurance claim.
6. Occupancy for “7 and down” remains undetermined. It will not likely be in January. Once the target data is known, the information will be posted.

GF/ae

12ae5gf