

June 17, 2009

Crosby Property Management Ltd.

Attention: Marianna Pandy

Re: Building Envelope Maintenance Final Update for Mondrian 1 & 2

The building envelope maintenance work as specified in the June 2007 Five-Year Building Warranty Review conducted by SE Engineering, has now been completed. This work included:

- Repair of significant cracks on walls, parapets and cornices as required.
- The cleaning of efflorescence where required.
- Touch up painting where required.
- Removal and replacement of failed caulking where required.
- Replaced missing sealant where required.
- Apply sealant to vertical and horizontal cold joints.
- Apply Sonneborn liquid membrane to cornices.

In addition to this above-mentioned work, individual issues at units PH 1, PH 2, & 2005 of Mondrian 1 and 2704 & 509 of Mondrian 2 were investigated and exterior repairs conducted except for an ongoing duct problem observed in unit 2005.

We would like to thank the residents of this complex for their patience and cooperation during our time on site. If you have any questions or would like to discuss this, please contact us at your convenience.

Yours truly,

BEMCO Services Ltd.