



# BULLETIN

*Re: Strata LMS 3963 - "VENUS"*  
*Location: 1239 West Georgia Street, Vancouver*  
*Incident: Water Damage*  
*Incident Date: 23 September 2011*

## **PROGRESS UPDATE**

This letter is further to the regular updates previously posted by Baywest Management Corporation.

We are now able to advise that the emergency remediation services to the affected common areas and residential units from Floors 28 to 11 have now been completed.

We wish to thank On Side Restoration for their efforts and everyone's assistance and cooperation that have made the dry down and tear-out process a success and speed involved.

The next phase includes drafting a final repair scope to restore all the building Strata property to its pre-loss condition. This has been in the works but could not be finalized until the completion of emergencies. The target date for this first draft is anticipated for 21st October 2011.

Due to the unanticipated size of this loss and resulting water damages discovered, the final repairs must be put out to tender. This is a requirement of the insurance companies and there is an expected two week period from the 24<sup>th</sup> of October to the 7<sup>th</sup> of November for the competing contractors to submit their bids.

All affected units are required to ensure their suites are available to access for the completion of the repair scopes. The final walk-through inspection date for the scope of repairs is Monday, 24<sup>th</sup> October 2011.

All affected residential occupants are required to ensure On Side Restoration have access on **October 24 from noon until 5:00p.m.**

Regards,

**S.J. Kernaghan Adjusters Ltd.**

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**Large Loss Adjuster**  
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TLM/kdw