

September 30, 2002

His Worship Mayor Owen
And Vancouver City Council
C/o The City Clerk
Vancouver City Hall
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Gentlemen and Ladies:

Reference: **2921 Kingsway, Vancouver, B.C.**
Lot 72, Blocks 8-10, District Lot 37, Plan 4126

I have made a serious error that I wish to try to rectify.

I am in receipt of a letter from Mr. J.N. Robertson (dated September 18, 2002) and a copy of City Council's Resolution (dated September 12, 2002) reference the above property, that I own, declaring the building and site a nuisance and dangerous to public safety.

I apparently misunderstood the urgency of earlier letters from Mr. D.H Jackson (dated February 18, April 24, and May 6, 2002).

I work out of town and am only home a few days out of every month. One of my major mistakes was not replying in writing to the earlier letters and keeping the Building Inspection Branch (Messrs: Jackson, Sweeney, and Mrs. Robbins) advised of my progress. I apologize for this.

In early June, I prepared a list of items that the city documented in various inspections in April to use as a template for getting bids on the renovation of the property. As well I immediately began the process of accumulating sufficient funds to carry out the renovations required.

This was accomplished by July 20th and I contacted McNamara Construction Ltd. on the August 2nd. We signed a contract on August 17th to carry out the renovations over a period of three to four months beginning in late August.

McNamara Construction Ltd. has cleared vegetation from the property, demolished and removed the rear garage and storage shed, and temporarily fenced the perimeter. This was accomplished by September 1, 2002. They have also made ready the Building Permit applications as mandated by the Building Inspection Branch. Prior to submitting these documents, they were advised of City Council's Resolution dated September 12th.

I do want to make the building presentable, meeting all permit requirements, and make it ready for rental occupancy. I have made available approximately \$50,000.00 to accomplish these tasks with McNamara Construction Ltd.

The renovation list requirements we have agreed to with McNamara Construction Ltd. are as follows:

Exterior:

- Demolish old garage leaving concrete pad for parking and future garage
- Demolish other outbuildings and structures not attached to the main house
- Remove existing fencing and replace with proper 4 foot (front) and 6 foot (sides and rear) chain link fencing
- Repair all windows, replacing as required
- Repair all exterior entrance doors and door frames and supports as required
- Rebuild front porch as needed
- Rebuild and support West side landing plus add stairs leading to front lawn
- Replace all exterior roof fascia and install new gutters and down-pipes
- Paint as needed

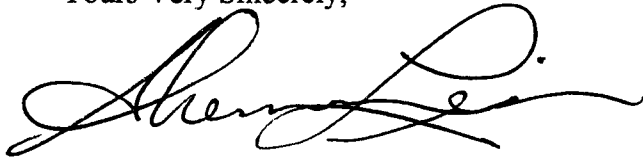
Interior:

- Repair and upgrade electrical as required by inspection report
- Repair and upgrade all plumbing as required by inspection report
- Repair and upgrade all gas lines, fittings, devices as required by inspection report
- Repair interior drywall as required
- Repair bathroom walls etc as required
- Repair or replace all handrails to meet building code
- Repaint walls and ceilings as required
- Any other items that need repair and or replacement prior to obtaining an Occupancy Permit

I formally ask that His Worship and City Council reconsider and rescind the resolution requiring the demolition of the building and allow myself and McNamara Construction Ltd. to proceed with the renovations that I have outlined.

I am prepared to come before City Council, at your convenience, in person to corroborate and support this request. Mr. Patrick McNamara, of McNamara Construction Ltd., has also agreed to be present with me (letter copy attached).

Yours Very Sincerely,



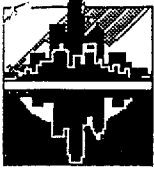
Sherman Lim
1048 East 28th Avenue
Vancouver, B.C.
V5V 2P4

Telephone: 604-872-2374
Cellular: 604-220-5764

Cc:

Mr. Patrick McNamara, McNamara Construction Ltd. (Tel: 604-241-9131)

Mr. J.N. Robertson, Chief Building Official, City of Vancouver
Mr. P. Sweeney, Manager Building Inspection, City of Vancouver
Mrs. C. Robbins, Manager – By-Law Administration Branch, City of Vancouver
Mr. Thomas McClure, City Building Inspector, City of Vancouver
Mr. D.H. Jackson, City Building Inspector, City of Vancouver
Mr. Darren Mueske, Property Use, City of Vancouver



McNamara Construction Ltd.

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Be advised McNamara Construction Ltd., of Richmond, B.C., has been contracted by Mr. Sherman Lim of 1048 East 28th Avenue, Vancouver, B.C., V5V 2P4 to undertake renovations and repairs on the above mentioned property.

The renovations include the following:

- Demolition of old garage leaving concrete pad for parking and future garage
- Demolition of other outbuildings and structures not attached to the main house
- Removal of existing fencing and replace with proper 4 foot (front) and 6 foot (sides and rear) chain link fencing
- Repairing of all windows, replacing as required
- Repairing of all exterior entrance doors and door frames and supports as required
- Rebuilding of front porch as needed
- Rebuilding and supporting West side landing plus adding stairs leading to front
- Replacing of exterior roof fascia and installation of new gutters and down-pipes
- Painting as needed
- Repairing and upgrading electrical as required by inspection report
- Repairing and upgrading all plumbing as required by inspection report
- Repairing and upgrading gas lines, fittings, devices as required by inspection
- Repairing interior drywall as required
- Repairing bathroom walls etc as required
- Repairing or replacing all handrails to meet building code

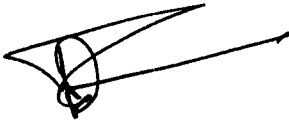
- Repainting walls and ceilings as required
- Any other items that need repair and or replacement prior to obtaining an Occupancy Permit

This work began on August 18th and to date the garage and outbuildings have been demolished and removed, vegetation has been removed, the property has been temporarily fenced, and building permit applications have been prepared.

McNamara Construction Ltd. fully supports Mr. Lim's application to council dated September 30, 2002. We are prepared to come before Council with Mr. Lim.

Sincerely,

McNamara Construction Ltd.

A handwritten signature in black ink, appearing to be 'Patrick McNamara', written in a cursive style with a long horizontal stroke extending to the right.

Patrick McNamara
President