

April 28, 2014

File No. 214118



PCI Developments Corp.
1700 - 1030 W. Georgia Street
Vancouver, BC V6E 2Y3

Attention: Mr. Andy Croft
Associate Vice President

**Re: Bel Air, 12th and Yew, Vancouver BC
Parkade Crack Review**

Dear Mr. Croft:

As requested we visited the site on April 23, 2014 to review reported cracking in the ceiling of the P1 parking level. Cracks were viewed in the ceiling from Grid 6 to 7 and C to F, which corresponds to the underside of the parking entry ramp.

The crack locations coincide with the crack control joints cast into the concrete perimeter basement walls and in our opinion the cracks viewed are normal concrete shrinkage cracks. These cracks are not a structural concern but should be sealed to prevent water ingress which could, over time, create maintenance issues. Please contact a building envelope professional for proper crack repair procedures.

We trust this meets your needs at this time. Please contact our office if you have any further questions.

Glotman · Simpson
CONSULTING ENGINEERS*

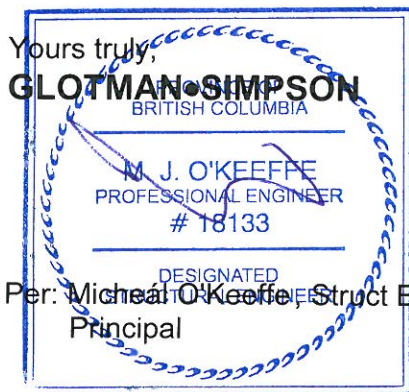
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* A Partnership of Corporations



Yours truly,

GLOTMAN · SIMPSON
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Per: Michael O'Keefe, Struct Eng
Principal