

Westsea Construction Ltd.
2108 — 1330 Harwood Street, Vancouver, BC V6E 1S8
Tel: 604-681-2727 Fax: 604-684-8075 Email: info@westsea.ca

March 25, 2026

By Mail

To: Leaseholders, Orchard House

Re: Fire Alarm System Replacement Project at Orchard House, 647 Michigan Street, Victoria, B.C. (the "Fire System Project")

Further to our letters dated November 27, 2025 and March 25, 2026 about the above Fire System Project, we write to provide you with an update on the payment schedule for your Suite.

As previously informed, the Fire System Project has been awarded to Bell Tech Systems Ltd. with an anticipated commencement date in April 2026. The estimated contract price for the Fire System Project is \$2,439,084.00 (including GST, contingency allowances and engineering costs). Please keep in mind that this may not be the final cost of the Fire System Project. In the event that a contractor and/or engineer is required to perform additional tasks, such work may increase the contract costs. The final contract costs will be confirmed at the end of the Fire System Project.

Your estimated share of the Fire System Project according to your unit share entitlement pursuant to the Orchard House Lease (the "Lease") is as follows and will be payable in 12 equal monthly instalments, without interest, commencing on May 1, 2026 and ending on April 1, 2027 in the following amounts:

Suites ending '01	\$ 942.50	Suites – 310, 510, 710, 910	\$1,367.92
Suite 102	\$ 971.57	1110, 1410, 1610, 1810, 2010, & 2210	
Suites ending in '02 & 03	\$ 924.21		
Suites ending in '04 & '09	\$ 924.21		
Suites ending in '05	\$ 1,360.40	Suites – 210, 410, 610, 810	\$ 1,288.04
Suites ending in '06	\$ 907.54	1010, 1210, 1510	
Suites ending in '07 & 08	\$ 693.72	1710, 1910, 2110 & 2310	

Please deliver your 12 post dated cheques payable to Westsea Construction Ltd. each in the above amounts post-dated May 1, 2026 to April 1, 2027 to 2108 – 1330 Harwood Street, Vancouver, BC, V6E 1S8 before Friday, April 24, 2026. We remind you that interest will be charged on all overdue operating expenses in accordance with the Lease.

Upon completion of the Fire System Project, all costs and monies collected will be reconciled and any difference will be charged or credited to your account in accordance with the Lease.

If you have any questions or concerns regarding this Fire System Project, please contact Westsea Construction Ltd. at 604 681-2727 or info@westsea.ca.

Regards
Westsea Construction Ltd.

A handwritten signature in black ink, consisting of a stylized, overlapping loop followed by a long horizontal line extending to the right.

Per: Stan Andrews
Property Manager

WESTSEA CONSTRUCTION LTD.

Developers & Managers of Prime Properties since 1947

#2108 – 1330 Harwood St., Vancouver, BC V6E - 1S8 Tel: (604) 681-2727 Fax: (604) 684-8075

March 25, 2026

Delivered by Mail

Orchard House Leaseholders and Residents
647 Michigan Street, Victoria, B.C.

Re: Fire Alarm System Replacement Project at Orchard House

We refer to our letter dated November 27, 2025 about the Fire Alarm System Replacement Project at Orchard House (the "Fire System Project"). As you were previously informed, Westsea's professional consultant has recommended that the existing fire alarm system at Orchard House must be replaced in order to meet current City of Victoria building and fire codes.

This letter is to notify all leaseholders and residents that, following a competitive tender bid process, Bell Tech Systems Ltd. has been selected to undertake the Fire System Project. The Fire System Project is anticipated to commence in April 2026 and take approximately 11-12 months to complete, with an estimated completion date by the end of March 2027. This estimated schedule is subject to change depending on unforeseen conditions that may be discovered during construction.

The Fire System Project will include the following scope of work:

- Installation of a new fire alarm control panel, notification paging system, and fire fighter's telephone command system in the main lobby;
- installation of fire alarm devices in all common areas;
- installation of heat detectors and speakers in each suite; and
- installation of a firefighter's telephone on each floor.

Please note the following in regard to the Fire System Project and preparation required by leaseholders/residents:

- 1) Regular work hours will be from 8:00 a.m. to around 4:00 p.m., Monday to Friday. However, it may become necessary to work outside of these hours.
- 2) The fire alarm may ring intermittently during the Fire System Project. We apologize for any inconvenience and our contractor will attempt to minimize this where possible.
- 3) Residents should be aware that moderate noise disruption may occur during the Fire System Project, especially when the project commences as new wiring will require coring through floor slabs and concrete walls. The Fire System Project will be undertaken in accordance with the City of Victoria Noise Control and Construction Work Hour By-Laws.

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- 4) Please note that some common areas may be temporarily inaccessible or have limited access during the Fire System Project. Notices will be posted around the building in advance of such work.
- 5) The repairs/replacement work may result in drywall damage on walls near the fire alarm system. All Fire System Project-related drywall damage will be repaired.
- 6) Access to suites may be required from 8:00 am to 4:00 pm where necessary. Notices to Enter will be delivered to suites in that regard. Please ensure that you comply with any pre-remediation work requirements described in the Notice to Enter, which may include the removal of personal items from walls and/or furniture to facilitate access.
- 7) It is a requirement under the British Columbia Fire Code that access is provided to all suites, occupied and unoccupied, for the purpose of a fire alarm system inspection. As described above, Notices to Enter will be delivered to suites about required access. Please make the necessary arrangements so that our contractor can ensure your suite's fire alarm devices function correctly. This is a Life Safety System Verification and it is mandatory that all suites are accessible on the date of the inspection.
- 8) A separate letter will be delivered to leaseholders describing the special assessment for this Fire System Project and each leaseholder's proportionate share thereof in accordance with the Orchard House Lease.

If have any questions or concerns about the Fire System Project, please contact Westsea at 604-681-2727 or info@westsea.ca.

Thank you for your patience and cooperation.
Yours truly,

Westsea Construction Ltd.



Per: Stan Andrews
Property Manager