

26 Aug. 2026

Other Matters – ORCHARD HOUSE

Projected Future Repair Projects: The following are projected future repair projects at Orchard House:

Fire Alarm System Replacement Project

This project is currently in progress. As described in our letters dated March 25, 2026, there is an estimated contract cost in the amount of \$2,439,084.00 with an estimated completion date of March 2027. Please keep in mind that this may not be the final cost of the project. In the event that a contractor/engineer is required to perform additional tasks such work may increase the contract costs. The estimated schedule is also subject to change depending on unforeseen conditions that may be discovered during the remediation work.

Water System Re-pipe Project

This project is currently in progress. As described in our letters dated July 8, 2026, there is an estimated contract cost in the amount of \$5,043,270.00 with an estimated duration of 52 weeks to complete. Please keep in mind that this may not be the final cost of the project. In the event that a contractor/engineer is required to perform additional tasks such work may increase the contract costs. The estimated schedule is also subject to change depending on unforeseen conditions that may be discovered during the remediation work.

Low Voltage Meter Stack

As described in our letter to leaseholders dated August 19, 2024, Westsea's engineering consultant has recommended that the low voltage electrical stack be replaced. Westsea does not have an estimated commencement date for when this repair project will be undertaken nor an opinion of probable cost.

Elevators

Repairs to the elevators continue to be undertaken on an ongoing basis as needed or as recommended by Westsea's engineering consultant.

The cost of future remediation projects at Orchard House can only be clarified when the specifications for each project have been determined and the remediation project has been tendered. At that time, and depending on the estimated cost, the remediation project will be charged to leaseholders as an operating expense or assessed by way of a special assessment in accordance with the Lease.

The final actual costs of any remediation project will only be confirmed when the remediation project(s) are completed and operating expenses for Orchard House including for the remediation project(s) have been audited.

Further information about remediation projects at Orchard House will be provided to leaseholders when it is available.

Leaseholders are reminded that the Lease makes no provision for a group contingency fund. We strongly recommend that you maintain a personal contingency fund over and above regular maintenance payments.