



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department
Property Use Division

February 19, 2003

Diary? No Yes

To: _____

Date: _____ Init:

B. Peet
Property Use Branch
at (604) 873-7585

Prang Holdings Ltd.
6626 Angus Drive
Vancouver, BC
V6P 5H9

Dear Sir/Madam:

RE: 525-575 East 5th Avenue

The purpose of this letter is to advise property owners or occupiers of their obligations to maintain their property free of graffiti in accordance with the Graffiti By-law No. 7343.

A recent inspection of your property revealed that graffiti has been placed on your property.

For your information, the Graffiti By-law requires owners or occupiers to keep their property free of any accumulation of graffiti. This involves removing graffiti quickly and consistently whenever it appears and not allowing any graffiti to accumulate on the property.

Enclosed is a brochure of the City's new Graffiti Management Program where there are various clean-up options. The City of Vancouver is committed to working with the community to deal with this issue. You are not alone dealing with graffiti!

Your co-operation in attending to this matter is greatly appreciated. I will re-inspect your property in ten (10) days to check on your progress. Should you wish to discuss the matter further, please call me at (604) 873-7585.

Yours truly,

B. Peet
Property Use Inspector

BP/aok
Encl.

cc: Tenant, 575 East 5th Avenue, Vancouver, BC, V5T 1H8

R-0

GRAFFITI FORM

GR # 1357

EN # 009240

PROPERTY ADDRESS : 575 E 5th Ave. V5T 1H8 *525 SPECIFICS : _____

TYPE OF PROPERTY : COMMERCIAL RESIDENTIAL INDUSTRIAL
 VACANT OCCUPIED

REGISTERED OWNER: Prang Holdings Ltd.

ADDRESS : 6826 Angus Dr. Van. V6P 5H9 PHONE # : _____

INFO. PAMPHLET TO R/OWNER : MAILED HAND-DELIVERED

INITIAL CONTACT'S NAME : _____ OWNER AGENT TENANT

INITIAL CONTACT'S PHONE # : _____

GRAFFITI DETAILS

STRUCTURE (eg. Bldg, fence, retaining wall, etc)	LOCATION (eg. N,S,E,W, storey, alcove, etc)	SURFACE (eg. Brick, vinyl siding, stucco, etc)	DESCRIPTION (eg. Content, size of area marked, colour & kind of marking, etc)	PHOTOS # <input type="checkbox"/> DIGITAL <input type="checkbox"/> REG.
Retaining Wall	North East	Concrete	Red/White/Black markings 10'x15' paint	

COMMENTS:
Mar 7/03 Graffiti Removed

INSPECTOR: Bruce Peet DATE: Feb 18/03

RECHECK

GRAFFITI REMOVED (NO NEW GRAFFITI) YES, FILE NO, see IR/GR _____

GRAFFITI REMOVED (NEW GRAFFITI EXISTS) YES, VERBAL GIVEN, see IR/GR _____

INSPECTOR: Bruce Peet DATE: Mar 7/03



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department
Property Use Division

March 10, 2003

B. Peet
Property Use Branch
at (604) 873-7585

Prang Holdings Ltd.
6626 Angus Drive
Vancouver, BC
V6P 5H9

Dear Sir/Madam:

RE: 575 East 5th Avenue

Diary? No Yes

To: _____

Date: _____ Init: *BP*

Further to our information package provided to you regarding the Graffiti Management Program, I would like to thank you for your continued efforts to keep your property free of graffiti.

The experiences in other major cities on quick and ongoing removal of graffiti have proven to be the most effective and efficient way to stop graffiti. Quick graffiti removal is the way to send a strong message to the graffiti writers that graffiti will not be tolerated. Therefore, your ongoing efforts to remove graffiti on a regular basis is critical to the success of keeping our city clean and beautiful.

The City's Graffiti Management Program incorporates enforcement, education and eradication strategies. As part of that, resources are made available to you to help wipe out graffiti should it appear and/or reappear on your building. Attached is a copy of an information letter from The Vancouver Police Department to clarify their role in this program. For more information, please visit our website at: www.city.vancouver.bc.ca/graffiti.

Thank you for your co-operation. Should you wish to contact me, please call me at (604)873-7585.

Yours truly,

B. Peet
Property Use Inspector

BP\gg

Encl.



CITY OF VANCOUVER
COMMUNITY SERVICES

COMPLAINT FORM

C 0655
EN 011569

Address of Premise Involved: 409 - 575 E. 5 th Ave	Date: May 27/03
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1) [REDACTED]		CONFIDENTIAL
Address: s.22(1) [REDACTED] - 575 E. 5 th Ave	Phone Number: s.22(1) [REDACTED]	

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: <i>MA</i>
--	---------------------------------

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Standards of Maintenance <input type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other _____	
Hole in balcony deck and guardrail loose	
Pls. call comp to arrange inspection time	
Call Complainant Back:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Call Complainant To Arrange Inspection Time:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Received By: Tom Hamilton	
Referred To: Len Sugie	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT

1 of 2

IR 376563

Property Address 525 E. 5 TH AVE		Date of Inspection SEPT 2/03	
Name and Address of Property Owner/Agent PRANK HOLDINGS LTD. 6626 ANGUS DR.		Number of Storeys	Permit No. ZONE: RM-4N
Contractor VOP SHG		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APT. HOUSE	
Contractors Business Address		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APT. HOUSE	
Reason for Inspection COMPLAINT - RE: SOFM BY-LAW		EN# 013794	

INSPECTION TODAY @ 2:30PM WITH SARAH JOSEPH (HONOUTH), NEW BLDG MGR (PAUL HODGSON) REVEALED THE FOLLOWING:

555 E. 5TH AVE (BLDG B) - SOUTH STAIRWELL WALL IS MOLDY & POOLING OF PAINT. FIND WORK, REPAIR & PAINT. (SOFM).

UNDERGROUND PARKING AREA - DISMANTLED VEHICLES, DISCARDED AUTO PARTS (525, 555 & 575 E. 5TH AVE) (TIRES, ^{TRAILERS} CAR DOORS, ENGINES, TRUCK CANOPIES, TRUCK BED), DISCARDED FRIDGES, SOFAS, SOFA BED, MAGAZINE HOLDER, WOOD PAWTS, LUMBER, MATTRESSES, LOUNGE CHAIR, DISMANTLED CHAIRS, CARDBOARD, DISMANTLED WASHERS, CAR HOOD, BIKES, COMPUTERS, GLASS PIECE, DISMANTLED STOVE, DRESSER, CONCRETE BRICKS, CLOSET DOORS,

Date Report Made SEPT 2/03	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	SUGIE Property Use Insp. - 07 Inspector's Name <i>Sugie</i>
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File

Carbon Copy to BARB WINDSILL & CAROLINE BOBBINS

Refer to GLENN MORTENSEN

-30 DAY COMBINED ETD & SIM DRILL TO RIO

OFFICE USE

Recheck by Inspector in _____ days

_____ attention in _____ days

if no _____

E R

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 376563 cont'd

Property Address	<u>525 E. 5TH AVE</u>	
Name and Address of Property Owner/Agent	<u>FRANK HOLDINGS LTD. 6626 ANGUS DR. V6P 5H9</u>	Permit No. <u>ZONE: PM-4N</u>

NOTE: NEW BUILDING MANAGER IS PAUL HODGESON (604) 873-1033, WHO HAS MANAGED OTHER SAHOTA PROPERTIES. ASSISTANT MANAGER IS ROB BOWEN, WHO WAS THE BUILDING MANAGER
INSPECTION FURTHER REVEALED A 4" DRAIN PIPE HAS BEEN DISCONNECTED FROM U/G PARKING AREA CEILING. (REFER TO DPI)

REQ: S OF M BY-LAW (SECTIONS 4.1(2) & (3)).

REC: SEND R.O. A 30 DAY S OF M ORDER TO REMOVE ALL DISMANTLED VEHICLES, UNAUTHORIZED VEHICLES, AUTO PARTS, DEBRIS & DISCARDED ITEMS AND REPAIR STAIRWELL WALL.

REFER TO PLUMBING SUPERVISOR TO ADDRESS DRAIN PIPE.

* SEE PVI BEFORE TYPING UP *

CC: PAUL HODGESON (BUILDING MANAGER)
410-575 E. 5TH AVE
VANCO, B.C.
V5T 1H8

DIGITAL PHOTOS TAKEN

Date Report Made SEPT 2/03

INSPECTOR'S NAME: SUCIE
Signature: 07 [Signature]

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.



CITY OF VANCOUVER

COMMUNITY SERVICES
Licences and Inspections Department
Co-ordinated By-law Enforcement Division
REGISTERED

September 10, 2003

Prang Holdings Ltd.
6626 Angus Drive
Vancouver, BC V6P 5H9

Dear Sir/Madam:

RE: 525 - 575 East 5th Avenue

PLEASE REFER TO:
Mr. M. Twynstra
Manager
Property Use Branch
at 604-873-7563
I.R. No. 376563

Diary? No Yes
To: Leh Sugie
Date: Oct 14 Ini: GM
EN 013794

Our inspection services report that the required parking (underground) for the multiple dwelling complex at the above location is not being provided in accordance with the approved plans of Development Permit No. 75806, in contravention of the Zoning and Development and Parking By-laws. In particular, the following deviations were noted:

1. The underground parking garage for this building is primarily being used for the storage of dismantled vehicles, auto parts, and various discarded or dismantled items such as furniture, appliances, computers, bicycles, lumber, concrete blocks, cardboard, etc.

Our inspection services further report that a portion of your building at the above location is in contravention of the Standards of Maintenance By-law. Specifically, the south stairwell wall in Building B (555 East 5th Avenue) is moldy and has peeling paint, in contravention of the Standards of Maintenance By-law.

In accordance with Subsection 7.1 of the Zoning and Development By-law and Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to repair and paint the south stairwell wall in Building B (555 East 5th Avenue), to remove the dismantled vehicles, auto parts, and various discarded or dismantled items from the underground parking garage, and to provide the required parking in accordance with the approved plans of Development Permit No. 75806, within 30 days of the date of this order.

Failure to comply with this order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly

D.H. Jackson, P. Eng., for
City Building Inspector,
Chief Building Official,
and Director

Discussed with
B. Windsor.
GM.

GM
cc: Paul Hodgeson
Building Manager
#410 - 575 East 5th Avenue
Vancouver, BC V5T 1H8

cc: L. Sugie, District Property Use Inspector → sent
J. Mortimer, District Plumbing Inspector → sent → IR Attached

Q:\Correspondence\Zoning and Development\2003Archives\09 - September\525e5th.wpd

2003/09/08 14.44.21

<= Permits PRISM Properties =>

City of Vancouver

PSA550.00 PSP150X

Property Tax Inquiry

Address: 525-575 E 5TH

Co-ordinate: 643-201-97-0000

Lot code : 2 AREA (SQUARE FEET)
Width :
Length :
Area : 67,068.00

Neighbourhood code : 013
Postal code : V5T 1H8
Zone code :
Record status : ACTIVE

Land value : \$4,225,000 (2003)
Impr value : \$1,373,000 (2003)

Plan number : 15609
Homeowner grant : No

Number of owners: 1
PRANG HOLDINGS LTD

Legal description:
Lot Block Sect Town Ra Plan DL LD

6626 ANGUS DR
VANCOUVER BC
V6P 5H9

LOT 1 BLK 92 AMD DL 264A

F1=Help F2=Print F12=Return

F13=Additional owners

As Of: AUG 27, 2003 BC Online: COMPANIES - CORPORATION SEARCH 03/09/08
Lterm: XTSA3480 For: PX97274 CITY OF VANCOUVER 14:46:29
Folio: Printer: XCOLP968

BC COMPANY

Name: PRANG HOLDINGS LTD.

Incorporation No: 0161803 Incorporation Date: 20 MAY, 1977

Last Annual Report Date: 20 MAY, 2002 Nbr of Principals: 1

In Liq: NO Receiver: NO Reporting: NO

Registered Office: 6626 ANUGS DRIVE
VANCOUVER BC
V6P 5H9

Records Office: 6626 ANUGS DRIVE
VANCOUVER BC
V6P 5H9

CS73 - PRESS ENTER FOR MORE INFORMATION

PF1-Help PF2-BCOL PF3-Return PF7-Back PF8-Forward PF10-Print

As of: AUG 27, 2003 BC Online: COMPANIES - CORPORATION SEARCH 03/09/08
Lterm: XTSA3480 For: PX97274 CITY OF VANCOUVER 14:46:33
Folio: Printer: XCOLP968

Director: Y Officer: Y
*Dir/Off Name: GURDYAL SINGH SAHOTA
Position: PRESIDENT, SECRETARY
Address: 6626 ANGUS DRIVE
VANCOUVER BC
V6P 5H9

CS74 - NO MORE INFORMATION TO DISPLAY

PF1-Help

PF2-BCOL

PF3-Return

PF7-Back

PF8-Forward

PF10-Print

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT

1 of 1

IR 372612

Property Address 525 E. 5TH AVE		Date of Inspection NOV 14/03	
Name and Address of Property Owner/Agent PRANK HOLDINGS LTD. 6626 ARKUS DR.		Number of Storeys	Permit No. 2008-PM-4N
Contractor VGP SHY		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	APT. HOUSE
Contractors Business Address		Contractors Business Licence BL03-388221-AM	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>
Reason for Inspection RECHECK OUR 30 DAY SOFM # 2 TO ORDER DATED SEPT 10/03 ON # 013794		Account No. BL03-388221-AM	

INSPECTION TODAY @ 11AM WITH SAJAN JOSEPH (MEMBER) & BUILDING MANAGER (PAUL HODGSON) REVEALED ALL ITEMS NOW RECTIFIED.

INFRACTIONS CLEARED.

REC. FILE, NO FURTHER ACTION REQUIRED.

Date Report Made NOV 14/03	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	BUGIE Empty Use Insp.	07 Bugie Signature
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File **yl**

Carbon Copy to _____

Refer to _____

OFFICE USE

Recheck by Inspector in _____ days

attention in _____ days

if no _____

yl

E



CITY OF VANCOUVER

COMMUNITY SERVICES
Licences and Inspections Department
Co-ordinated By-law Enforcement Division

REGISTERED

March 9, 2004

Prang Holdings Ltd.
6626 Angus Drive
Vancouver BC
V6P 5H9

PLEASE REFER TO:
Mrs. C. Cranton
By-law Administration
at 604.871.6231

Dear Sir/Madam:

RE: Unit **s.22(1)** 555 E 5th AVE - disconnection of Electrical Services

This is directed to you as the Registered owner of the above property for your information and appropriate action.

A recent inspection of Unit **s.22(1)** in your building at the above location revealed that it was being used as an illegal grow operation. The inspection revealed that the electrical wiring within the unit was modified to accommodate the grow operation resulting in a **hazardous condition**. Accordingly, the City Electrician requested that BC Hydro disconnect the electrical service to the unit. It should also be noted that the gas meter to the unit has been locked off in accordance with Section 20 of the Gas Safety Act. Because of the above, unit **s.22(1)** in the building is **NOT SAFE TO OCCUPY**.

Therefore, in accordance with Article 1A.6.1.2 of the Vancouver Building By-law, you are ordered to **cease occupying unit s.22(1) in this building immediately**.

Further, pursuant to the Vancouver Building and Electrical By-laws and the Provincial Gas Safety Act and Regulations, **s.22(1) IN THIS BUILDING MAY NOT BE RE-OCCUPIED** until a coordinated Special Inspection has been carried out by the District Building, Plumbing, Electrical and Property Use Inspectors. A Special Inspection Permit must be obtained for this inspection. The current fee for this permit is \$832.50. It should be noted that the Special Inspection Permit will only be issued to the Registered Owner of the property or the Agent acting for the owner. Also, the Registered owner will be required to show identification. In the case of an Agent acting for the owner, a letter (original copy) is required from the owner confirming the Agent is acting on his/her behalf. The Agent will be required to show identification.

NOTE: All materials used in connection with the grow operation **MUST BE REMOVED** from unit **s.22(1)** in this building before the inspection will be carried out.
The fee for a Re-occupancy Permit is \$103.00.

Following the inspection, you will receive written notice of deficiencies that must be corrected under Electrical and Plumbing\Gas Permits (issued to Licensed Electrical and Plumbing contractors) and a Building Permit, where required.

Yours truly,

D. H. Jackson, P. Eng. for
City Building Inspector
and Chief Building Official

Diary? No Yes
To:.....
Date:..... Init: **nlb**
EN #: **EN017146**

CR\dlb

(also sent by regular mail)

cc: Posted on Building



CITY OF VANCOUVER
DEPARTMENT OF PERMITS & LICENSES

LEGAL NOTICE

**NOT SAFE
TO OCCUPY**

Date Posted: 04/03/04

The work in connection with THE ILLEGAL GROW-OP AT
555 E. 5TH AVE.
s.22(1)

does not conform to the regulations of the 8057 BUILDING By-Law.
5563 ELECTRICAL

You are hereby ordered that such building or designated part shall NOT BE OCCUPIED until the building conforms to the requirements of said By-Law.

CITY-BUILDING INSPECTOR

Per: [Signature]

No person shall reverse, alter, deface, cover, remove or in any way tamper with this Notice unless authorized by the Building Inspector.

[Signature]

2004/03/09 10.06.41 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 525-575 E 5TH Co-ordinate: 643-201-97-0000

Lot code	: 2 AREA (SQUARE FEET)	Neighbourhood code	: 013
Width	:	Postal code	: V5T 1H8
Length	:	Zone code	:
Area	: 67,068.00	Record status	: ACTIVE
Land value	: \$4,225,000 (2003)	Plan number	: 15609
Impr value	: \$1,373,000 (2003)	Homeowner grant	: No

Number of owners: 1
PRANG HOLDINGS LTD

6626 ANGUS DR
VANCOUVER BC
V6P 5H9

Legal description:
Lot Block Sect Town Ra Plan DL LD

LOT 1 BLK 92 AMD DL 264A

*same owner / address
no pending
LTD*

F1=Help F2=Print F12=Return

F13=Additional owners

007-645-309,

As Of: FEB 26, 2004 BC Online: COMPANIES - CORPORATION SEARCH 04/03/09
Lterm: XTSA2896 For: PC97274 CITY OF VANCOUVER 10:11:07
Folio: Printer: XCOLP957

BC COMPANY

Name: PRANG HOLDINGS LTD.

Incorporation No: 0161803 Incorporation Date: 20 MAY, 1977

Last Annual Report Date: 20 MAY, 2003 Nbr of Principals: 1

In Liq: NO Receiver: NO Reporting: NO

Registered Office: 6626 ANUGS DRIVE
VANCOUVER BC
V6P 5H9

Records Office: 6626 ANUGS DRIVE
VANCOUVER BC
V6P 5H9

*file
525-575 E. 5th Ave.*

As Of: FEB 26, 2004 BC Online: COMPANIES - CORPORATION SEARCH 04/03/09
Lterm: XTSA2896 For: PC97274 CITY OF VANCOUVER 10:11:24
Folio: Printer: XCOLP957

Director: Y Officer: Y

Dir/Off Name: CURDYAL SINGH SAHOTA

Position: PRESIDENT, SECRETARY

Address: 6626 ANGUS DRIVE
VANCOUVER BC
V6P 5H9



PERMIT TYPE		SPECIAL INSPECTION APPLICATION				APPLICATION NUMBER	
		A				IA 405549	
LEGAL DESCRIPTION					ADDRESS		
LOT 1 BLK 92 AMD DL 264A PLAN 15609					525 E 5TH AV		
ADDITIONAL ADDRESS INFORMATION					555 E 5TH		
APPLICATION DATE	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC	PLACE NAME	
MAR 24, 2004	GROW-OP				NO		
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
				CO-ORDINATE			
				643-201-97-0000			
APPLICANT			CONTACT 2			CONTACT 3	
AGENT FOR OWNER GURCHARAN S TOOR 1720 E 55TH			PROPERTY OWNER G SHOTA				
VANCOUVER BC V5P 1Z6		VANCOUVER BC					
TEL 604-325-9116	BUS.LICENSE	TEL	BUS.LICENSE	TEL	BUS.LICENSE		
TEL 604-767-5445	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		
REASON FOR INSPECTION:							
COORDINATED SPECIAL INSPECTION BY BUILDING, ELECTRICAL, PLUMBING AND PROPERTY USE INSPECTORS TO DETERMINE BY-LAW REQUIREMENTS IN ORDER FOR THIS BUILDING TO BE OCCUPIED.							
ALL OF THE MATERIALS USED IN CONNECTION WITH THE GROW OPERATION MUST BE REMOVED FROM THE BUILDING BEFORE THE INSPECTION WILL BE CARRIED OUT							
GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24	MULTIPLE DWELLING		C				
CLEARANCES REQUIRED DURING APPLICATION STAGE INCLUDE :				FI90	GROW-OP PLBG REVW	BRUCE WHITTING	604-873-7366
				BI90	GROW-OP BLDG REVW	LORRAINE ROBERTS	604-873-7591
				EI90	GROW-OP ELEC REVW	RIAN DODDS	604-873-7485
				PU07	PROP USE REVIEW	LEN SUGIE	604-873-7584
ADDITIONAL NOTES:							
009 The inspector will require access to the entire building. Please ensure that access is available.							
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYERS AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.</p>							
FEE	AMOUNT	FEE	AMOUNT	SIGNATURE			
353 GROW OP INSP BLDG	277.50			DATE			
413 GROW OP INSP ELEC	277.50			TAKEN BY			
543 GROW OP INSP PLBG	277.50			FOR THE		DIRECTOR OF PERMITS & LICENSES	
INVOICE : 357074			TOTAL		\$832.50		



CITY OF VANCOUVER
 COMMUNITY SERVICES
 Development Services
 Enquiry Centre

GROW-OP AGENT FOR OWNER

IA: 405549

AGENT FOR OWNER'S AUTHORIZATION

DATE: 24th MARCH 04

s.22(1)

RE: 555 E 5th AVE VANCOUVER B.C.
 (address of building)

I, GURCHARAN S. TOOR have permission from the
 (print name)

Registered owner G. SHOTA to
 (print owner's name)

authorize a special inspection to be carried out by Building, Plumbing, Electrical and Property Use Inspectors to determine By-law requirements in order for this building to be re-occupied.

Signature of Authorized Applicant: [Handwritten Signature]

Name (please print): GURCHARAN S. TOOR

Address: 1720-ESSth AVE VAN.

Postal Code: V5P1Z6

Phone No.: (604) 325-9116

Cell No.: 767-5445

Driver's License No.: [Redacted]

LICENCE AND INSPECTIONS DEPARTMENT INSPECTION REPORT

IR 371073

Property Address 525 E 5TH.		Date of Inspection APR 13/04	
Name and Address of Property Owner/Agent SUNNY HOLDINGS LTD.		Specifics of Property Address 555 E 5TH	s.22(1)
Contractor		Number of Storeys	Permit No. IA405549.
Contractors Business Address		Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> APT HSE	
Contractors Business Licence Account No. 0A-005363		Present Use of Building <input checked="" type="checkbox"/> Building <input type="checkbox"/> Land	SAME
Reason for Inspection GROW OPERATION UT/SM/ED/LE.			

Met with CONNOR ROBERTS - BLDG.
BRUCE WHITING - PLUMB.

1 BR SUITE WITH 3/4 BATH + KITCHEN.

NO VIOLATIONS NOTED AS PER CI# 2320

REC: REFER TO COMESTP In. FOR A/A.

Date Report Made APR 13/04.

- BLDG
- P/Gas
- Elect
- Ind. Waste
- PUI
- OTHER

E. KELLAND
Property Use Insp. Dist. NOC

Inspector's Name _____ Signature _____

- File JK
- Carbon Copy to _____
- Refer to _____
- _____
- _____
- _____

OFFICE USE

- Recheck by Inspector in _____ days
- _____ attention in _____ days
- if no _____

JK

E

Kolbinson, Rita

From: Whiting, Bruce
Sent: Wednesday, April 14, 2004 7:40 AM
To: Nand, Rishena
Cc: DOMINO (CITYVAN)
Subject: Mainframe Screen Shot

2004/04/14 07.49.16 <= Permits PRISM Properties => City of Vancouver
PSA230.00 PSP300D Address - Action Detail Page 1 of 1
Address : 525 E 5TH AV Group 62: PLUMBING/GAS INSP
District : PI06 Status : OPEN

Date	Action by	Action	Action specifics		Reference
98JUL28	K HARPER	060 OPEN GROUP			
98JUL28	K HARPER	830 REFER INFRACTION	PL	PLUMBING BY-LAW	SE TH-DPI
98JUL29	K HARPER	860 CLEAR INFRACTION	PL	PLUMBING BY-LAW	
04APR14	B WHITING	310 PROBLEM PREMISE	01	GROW OPERATION	CI 1800
04APR14	B WHITING	991 NOTE		NO WORK REQ'D.	
04APR14	B WHITING	320 CLEAR PROBLEM PREM	01	GROW OPERATION	

You did not make any changes.

F1=Help F2=Print F3=Jump F4=Table F5=Refresh F6=Page F7=Prev
F8=Next F9=Desc F11=Update F12=Return F13=Last update by
F14=Action attributes F15=Notes F16=Business license
F17=Addr insp schedule F18=Address inquiry F21=Address/permit search



Property Use Inspection Report

IR Number UJ 24236

Date of Inspection (yy/mm/dd) 04JULY14

EN Number EN 019961

Property Address 525 EAST 5TH AVE

Specifics of Property Address N/A

Tenant N/A

Number of Storeys N/A

Owner PRANG HOLDING LTD

Permit Number N/A

Agent N/A

Approved Use of Building/Land N/A

District Zone RM-4N

Present Use of Building/Land N/A

Business License N/A

Reason for Inspection REFERRAL GRAFFITI HOTLINE

Narrative/Observations

INSPECTION SHOWS THAT THE RETAINING WALL HAS BEEN DEFACED WITH GRAFFITI

DETAILS

NORTH ELEVATION- RETAINING WALL - WHITE.RED TAGS

Requirements

GRAFFITI BY LAW #7343 SECTION 6

Recommendations

14 DAY GRAFFITI LETTER TO THE R/O

IR Number UI 24236

Date of Inspection (yy/mm/dd) 04JULY14

EN Number EN 019961

Photos Taken? Yes: Digital No
 Regular

Date Report Made (yy/mm/dd) July 29, 2004

P.KISELBACH
Inspector

For Supervisor Use Only

File _____
 Copy to _____
 Refer to GLENN MORTENSEN FOR GRAFFITI LETTER

Recheck by Inspector in _____ days
_____ attention in _____ days
if no _____

E

TOM HAMILTON

Supervisor



CITY OF VANCOUVER
 COMMUNITY SERVICES
 Licences and Inspections Department
 Property Use Division

August 5, 2004

PLEASE REFER TO:
 Ms. P. Kiselbach
 Property Use Inspector
 Property Use Branch
 at (604) 873-7895
 I.R. No. UI 24236

Prang Holdings Ltd.
 6626 Angus Drive
 Vancouver, BC V6P 5H9

Diary? No..... Yes
 To:..... Pam Kiselbach
 Date: Aug 20..... Init: GM
 EN #:..... 019961

Dear Sir/Madam:

RE: 525-575 East 5th Avenue

Thank you for your response to our earlier notification of graffiti on your property, however a recent inspection revealed that graffiti has again been placed on your property as described below:

RETAINING WALL: North side.

As outlined in our previous information package, owners or occupiers are required to keep their property free of graffiti. This involves removing graffiti quickly and consistently whenever it appears and not allowing any accumulation on the property.

Should you wish to discuss the matter further, I can be reached at (604) 873-7895. I will be re-inspecting your property in a couple of weeks to check on your progress. Your cooperation in dealing with this ongoing issue is very much appreciated.

Yours truly,

L. Amelato

PK

P. Kiselbach
 Property Use Inspector

PK/gm



COMPLAINT FORM

C 2815
EN 021939

Address of Premise Involved: # s.22(1) - 555 E. 5TH	Date: NOV. 8/04
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	Phone Number: s.22(1)
Address: s.22(1)	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: <i>[Signature]</i>
--	--

Nature of Complaint:

Z&D By-law
 Building
 Electrical
 Plumbing
 Standards of Maintenance
 U/T
 Sign
 Licences
 Other _____

- very limited HOT WATER in unit

FILE COPY

Call Complainant Back: Yes No

Call Complainant To Arrange Inspection Time: Yes No

CONFIDENTIAL

Received By: <i>Lucia</i>	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Referred To: <i>Leam S</i>	

CITY OF VANCOUVER

09334

COMPLAINT FORM

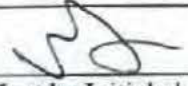
ADDRESS OF PREMISE INVOLVED: 525 - 575 E 5TH	DATE: MAR 14. 05
--	----------------------------

OWNER/MGR. PRANG HOLDINGS	PHONE NUMBER:
-------------------------------------	----------------------

6626 ANGLUS

NAME OF COMPLAINANT: NEIGHBOR

ADDRESS: ACROSS STREET	PHONE NUMBER
----------------------------------	---------------------

(THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.	 Must be Initialed
---	--

NATURE OF COMPLAINT		
<input type="checkbox"/> Z & D By-law	<input type="checkbox"/> Standards of Maintenance	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Building	<input type="checkbox"/> U/T	TREE BY-LAW
<input type="checkbox"/> Electrical	<input type="checkbox"/> Sign	
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Licenses	
TREE OVER 8" Ø Removed WITHOUT PERMIT. (map attached)		

CONFIDENTIAL

RECEIVED BY: G. Jagg	ROUTE:	YES	NO
REFERRED TO: W. Maskell			



Landscape Inspection Report

IR Number LI 1386

Date of Inspection (yy/mm/dd) 05/03/21

EN Number EN

Property Address 525 E 5

Specifics of Property Address 575 (entrance to...)

Tenant

Number of Storeys

Owner

Permit Number WWOP

Contractor

Approved Use of Building/Land

Contractor's Business License Account

Present Use of Building/Land

Reason for Inspection Complaint CF# 09334 / Tree removal without permit.

Narrative/Observations

A tree has recently been removed from the above-noted site. A multi stem Cedar stump remains adjacent to the entrance to building # 575 of the apartment buildings located on this site. The stump may be that of a cedar tree.

The tree was recently removed as evidenced by the fresh cut, remaining wood chips at the base of the stump, and the logs are lying on the ground adjacent to the stump. Vegetation on logs is still green. Appears to be removed with an axe. Perhaps a tenant???

Requirements

In contravention of Section 10(A) of the Private Property Tree By-law #7347. The owner must obtain a tree removal/replacement permit; the fee is \$47.00. One replacement tree from Table A will be a condition of permit issuance.

Recommendations

30 day letter

IR Number LI 1386

Date of Inspection (yy/mm/dd) 05/03/21

EN Number EN

Photos Taken? Yes No

Notice Posted? Yes No

Type of Notice?

Date Report Made (yy/mm/dd) March 21, 2005

Maskall, Wayne
Inspector

For Supervisor Use Only

File _____

Copy to _____

Refer to R. Henry - 30 day WWOP letter.

E

Recheck by Inspector in _____ days

_____ attention in _____ days

If no _____

LUCIA CUMERLATO

Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

PLEASE REFER TO:

W. Maskall
Landscape Inspector
at 604.871.6093
wayne_maskall@vancouver.ca
I.R. No. LI 1386
EN. No. 024127

April 5, 2005

Prang Holdings Ltd.
6626 Angus Drive
Vancouver, BC V6P 5H9

Dear Sir(s)/Madam(s):

RE 525 – 575 East 5th Avenue (Specific: 575 East 5th Avenue {entryway})

An inspection on March 21, 2005 determined that one (1) tree greater than eight (8) inches in diameter has been cut down adjacent to the entrance of No. 575 of the apartment buildings located your property, without permit or approval, in contravention of Section 10(A) of the Private Property Tree By-law #7347.

A permit is required for the removal of the tree; the fee for this is \$47.00. To obtain the required permit, you or someone representing you, must attend the Landscape Review Counter, Second Floor - East Wing, 2675 Yukon Street, Vancouver, and pay the prescribed fee.

As a condition of permit issuance, one (1) replacement tree must be provided at the above noted site within six months. A list of acceptable replacement tree species and sizes has been enclosed. You may choose one (1) tree from **Table A**.

In accordance with the Private Property Tree By-law and to avoid further action, you are to obtain the required permit for the removal of the tree, **within 30 days of the date of this letter**.

Yours truly,

W. Maskall
Landscape Inspector

WM/rh

Encl.



(525 E 5th main Address)

C 5551
EN 030284

Address of Premise Involved: 575 E 5th	Date: Feb 27/06
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) 575 E 5th	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: Jc.
--	---------------------------

Nature of Complaint:

Z&D By-law
 Building
 Electrical
 Plumbing
 Standards of Maintenance
 U/T
 Sign
 Licences
 Other _____

Many Problems In + Around Bldg / Too many to list

- Discarded material In Underground parking
- Walls covered with mould/mildew - Laundry Room
- Garbage + debris in yards around bldg.
- Broken Glass in Hallways.

Call Complainant Back: Yes No

Call Complainant To Arrange Inspection Time: Yes No

CONFIDENTIAL

Received By: J.C.	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Referred To: Sy Jung	

prism ✓



Property Use Inspection Report

IR Number UI 28790

Date of Inspection (yy/mm/dd) 06 MAR 01

EN Number EN 030284

Property Address 575 E 5TH AV

Specifics of Property Address

Tenant

Number of Storeys

Owner PRANG HOLDINGS LTD 875-8656

Permit Number

Agent PAUL HODGSON 873-1033

Approved Use of Building/Land APT HOUSE

District Zone RM-4N

Present Use of Building/Land APT HOUSE

Business License 06-112936

Reason for Inspection CF 5551 - SOFM

Narrative/Observations

THE FOLLOWING SOFM INFRACTIONS WERE FOUND:

1. BROKEN STUCCO BESIDE FRONT DOOR OF 575 E 5TH AV - REPAIR AND REFINISH
2. THE EAST SIDE YARD CONTAINS A BLOCK OF FOAM, BAGS, LITTER AND DEBRIS - REMOVE
3. BROKEN FLOURESCENT LIGHT TUBE UNDER STAIRS IN BASEMENT OF 575 - REMOVE
4. MOULD ON WALLS AT BACK OF LAUNDRY ROOM - REPLACE MOULDY GYPSUM BOARD AND FINISH
5. MOULDY TILES, OVEN DOOR, OVEN RACK, CARDBOARD BOX, LAUNDRY BASKET WITH DRYER LINT, MAGAZINE, PLASTIC BAG, ETC, IN REAR OF LAUNDRY ROOM - REMOVE.
6. THE COURTYARD, INCLUDING SOUTHEAST AND SOUTHWEST CORNER ALCOVES, CONTAIN CARPET, UMBRELLA, WOOD, CIGARETTE BUTTS, WOOD, NEWSPAPER, BAGS, LITTER AND DEBRIS - CLEAN UP
7. THE PATIO OF THE DWELLING UNIT IN THE SW CORNER OF THE COURTYARD IS FULL OF FURNITURE AND ITEMS, SOME OF WHICH HAS SPILLED OVER INTO THE COURTYARD. ITEMS INCLUDE WOOD, CLOTHING, VACUUM HOSE, DOLLY, ETC. - REMOVE
8. THE UNDERGROUND PARKING GARAGE CONTAINS MATTRESSES, FURNITURE, CHAIRS, WEIGHT BENCH, SOFAS, CLOSET DOORS, CARDBOARD, STOVE, FRIDGE, LITTER AND DEBRIS - REMOVE
9. THE MIDDLE BUILDING HALLWAY CONTAINS LIGHT FIXTURES LEANING AGAINST THE WALL - REMOVE

Requirements

VIOLATION OF SOFM BY-LAW.

Recommendations

30-DAY LETTER TO R/O WITH CC: TO PAUL HODGSON, MANAGER, #410-575 E 5TH AV, VANCOUVER, BC, V5T 1H8TO RECTIFY THE ABOVE SOFM INFRACTIONS.

IR Number UI 28790

Date of Inspection (yy/mm/dd) 06 MAR 01

EN Number EN 030284

Photos Taken? Yes: Digital No
Regular

Date Report Made (yy/mm/dd) March 1, 2006 Sy Jung
Inspector

For Supervisor Use Only

File DOMINO
 Copy to _____
 Refer to AMEETA KANG FOR 30 DAY S OF M LETTER

Recheck by Inspector in _____ days
_____ attention in _____ days
if no _____

E

J CHADWICK
Supervisor



REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mr. M. Twynstra
Manager,
Property Use Branch
at 604.873.7563
I.R. No. UI 28790
EN No. 030284

ORDER

March 14, 2006

Prang Holdings Ltd.
6626 Angus Drive
Vancouver, BC V6P 5H9

} PTX, Title search
} and company search

Diary? No ___ Yes
To: Sy Jung
Date: March 29 Init: AK

Dear Sir/Madam:

RE: 525 - 575 East 5th Avenue (575 East 5th Avenue)

On March 1, 2006, the District Property Use Inspector reported that your building at the above location was in contravention of the Standards of Maintenance By-laws as outlined below:

1. There is broken stucco beside the front door - the stucco is to be repaired and refinished.
2. There is a broken fluorescent light tube under the stairs in the basement - the broken light tube is to be removed.
3. There is mould on the walls at the back of the laundry room - the mouldy gypsum board is to be replaced and finished.
4. There is considerable amount of discarded materials in the rear of the laundry room (i.e. mouldy tiles, oven door, oven rack, cardboard box, laundry basket with dryer lint, magazine, plastic bag, etc.) - the discarded materials are to be removed.
5. The patio of the dwelling unit in the southwest corner of the courtyard is full of furniture and discarded materials (i.e. wood, clothing, vacuum hose, dolly, etc.) - the furniture and the discarded materials are to be removed.
6. There is considerable amount of discarded materials in the underground parking garage (i.e. mattresses, furniture, chairs, weight bench, sofas, closet doors, cardboard, stove, fridge, litter and debris) - the discarded materials are to be removed.
7. The middle building hallway contains light fixtures leaning against the wall - the light fixtures are to be removed.

The above deficiencies numbers 1 - 7 are in contravention of the Standards of Maintenance By-laws. In accordance with Subsection 23.2 of the Standards of Maintenance By-law, **YOU ARE ORDERED TO correct the above deficiencies within 14 days of the date of this order.**

FAILURE TO COMPLY WITH THE STANDARDS OF MAINTENANCE PORTION OF THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU.

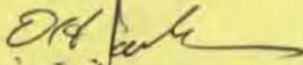
It was also reported that the following Untidy Premises issues exist:

8. There is considerable amount of discarded materials in the east side yard (i.e. a block of foam, bags, litter and debris) - the discarded materials are to be removed.
9. There is considerable amount of discarded materials in the courtyard including the southeast and southwest corner alcoves (i.e. a carpet, umbrella, wood, cigarette butts, wood, newspaper, bags, litter and debris) - the courtyard, including the southeast and southwest corner alcoves, is to be cleaned up and the discarded materials are to be removed.

The above deficiencies numbers 8 and 9 are in contravention of the Untidy Premises By-laws. Therefore, under Section 5 of the Untidy Premises By-law, **YOU ARE ORDERED TO remove the rubbish and discarded materials from this property within 14 days of the date of this order and to maintain the site in a tidy condition thereafter.**

FAILURE TO COMPLY WITH THE UNTIDY PREMISES PORTION OF THIS ORDER WILL RESULT IN THE CITY HIRING A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 5(2) OF THE UNTIDY PREMISES BY-LAW. AS THE REGISTERED OWNERS OF THE PROPERTY, YOU WILL BE RESPONSIBLE FOR ALL THE COSTS INCURRED IN PERFORMING THIS WORK.

Yours truly,



D. H. Jackson, P. Eng.
City Building Inspector and
Chief Building Official and
Director

SJ/ak

CC: Posted on Building

2006/03/07 09.29.33 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 525-575 E 5TH Co-ordinate: 643-201-97-0000

Lot code	: 2 AREA (SQUARE FEET)	Neighbourhood code	: 013
Width	:	Postal code	: V5T 1H8
Length	:	Zone code	:
Area	: 67,068.00	Record status	: ACTIVE
Land value	: \$4,963,000 (2005)	Plan number	: 15609
Impr value	: \$2,105,000 (2005)	Homeowner grant	: No

Number of owners: 1	Legal description:
PRANG HOLDINGS LTD	Lot Block Sect Town Ra Plan DL LD
6626 ANGUS DR	LOT 1 BLK 92 AMD DL 264A
VANCOUVER BC	
V6P 5H9	

F1=Help F2=Print F12=Return F13=Additional owners

Date: 06/03/10 TITLE SEARCH PRINT - VANCOUVER
 Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - E48565

Time: 12:14:49
 Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: E48565
 FROM TITLE NO: B67116

APPLICATION FOR REGISTRATION RECEIVED ON: 12 JULY, 1977
 ENTERED: 20 JULY, 1977

REGISTERED OWNER IN FEE SIMPLE:
 PRANG HOLDINGS LTD. (INCORPORATION NO. 161803) 6626 ANGUS DRIVE,
 VANCOUVER, B.C., V6P 5H9

TAXATION AUTHORITY:
 CITY OF VANCOUVER

DESCRIPTION OF LAND:
 PARCEL IDENTIFIER: 007-645-309
 LOT 1 AMENDED BLOCK 92 DISTRICT LOT 264A PLAN 15609

LEGAL NOTATIONS:

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE BN214924 EXPIRES 2009/09/08

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
 CHARGE NUMBER DATE TIME

UNDERSURFACE RIGHTS

433223M 1966-08-16 11:30

REGISTERED OWNER OF CHARGE:
 GREAT NORTHERN RAILWAY COMPANY
 433223M

REMARKS: PART DERIVED FROM FORMER LOT "A" PLAN 10548
 ALL IRON, NATURAL GAS, COAL AND ALL MINERALS
 EXCEPT GOLD AND SILVER, SEE 536730L

RIGHT OF WAY

B67117 1974-10-15 14:21

REGISTERED OWNER OF CHARGE:
 CITY OF VANCOUVER
 B67117

REMARKS: WEST 17 FEET AND EAST 5 FEET

MORTGAGE

E48566 1977-07-12 10:47

REGISTERED OWNER OF CHARGE:
 GUARANTY TRUST COMPANY OF CANADA
 E48566

REMARKS: TRANSFERRED TO GB72721 30 06 1988
 MODIFIED BY BN214922

ASSIGNMENT OF RENTS

E48567 1977-07-12 10:51

REGISTERED OWNER OF CHARGE:

CONTINUES ON PAGE 002

Date: 06/03/10 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - E48565

Time: 12:14:49
Page: 002

GUARANTY TRUST COMPANY OF CANADA
E48567

REMARKS: TRANSFERRED TO GB72722 30 06 1988
 MODIFIED BY BN214923

MORTGAGE

F14635 1978-03-03 14:06
REGISTERED OWNER OF CHARGE:
CENTRAL MORTGAGE AND HOUSING CORPORATION
F14635
REMARKS: MODIFIED BY N105275, 13/12/1985
 MODIFIED BY GC80717, 20/06/1989
 MODIFIED BY BF231905, 19/06/1992
 MODIFIED BY BH334298, 14/09/1994
 MODIFIED BY BN130304
 MODIFIED BY BN130305

MORTGAGE

N105275 1985-12-13 09:59
REMARKS: MODIFICATION OF MORTGAGE F14635

MORTGAGE

GB72721 1988-06-30 13:15
REGISTERED OWNER OF CHARGE:
SUN LIFE ASSURANCE COMPANY OF CANADA
GB72721
REMARKS: TRANSFER OF E48566

ASSIGNMENT OF RENTS

GB72722 1988-06-30 13:15
REGISTERED OWNER OF CHARGE:
SUN LIFE ASSURANCE COMPANY OF CANADA
GB72722
REMARKS: TRANSFER OF E48567

MORTGAGE

GB72723 1988-06-30 13:16
REMARKS: MODIFICATION OF ME48566 SEE GB72721

PRIORITY AGREEMENT

GB73835 1988-07-05 10:42
REMARKS: GRANTING GB72723 PRIORITY OVER F14635

MORTGAGE

GC80717 1989-06-20 13:53
REMARKS: MODIFICATION OF MORTGAGE F14635 SEE N105275

MORTGAGE

BF231905 1992-06-19 14:24
REMARKS: MODIFICATION OF MORTGAGE

F14635 (SEE N105275 AND GC80717)

MORTGAGE

BH334298 1994-09-14 11:41

CONTINUES ON PAGE 003

Date: 06/03/10

TITLE SEARCH PRINT - VANCOUVER

Time: 12:14:49

Requestor: (PG14135)

CITY OF VANCOUVER

Page: 003

TITLE - E48565

REMARKS: MODIFICATION OF MORTGAGE F14635 SEE N105275,
GC80717, AND BF231905

MORTGAGE

BN130304 1999-05-25 13:40

REMARKS: MODIFICATION OF F14635
SEE N105275, GC80717, BF231905
AND BH334298

MORTGAGE

BN130305 1999-05-25 13:41

REMARKS: MODIFICATION OF F14635
SEE N105275, GC80717, BF231905, BH334298
AND BN130304

MORTGAGE

BN214922 1999-08-11 11:48

REMARKS: MODIFICATION OF E48566
SEE GB72721 AND GB72723

ASSIGNMENT OF RENTS

BN214923 1999-08-11 11:48

REMARKS: MODIFICATION OF E48567
SEE E48567 AND GB72722

PRIORITY AGREEMENT

BN214925 1999-08-11 11:49

REMARKS: GRANTING MORTGAGE E48566, SEE GB72721,
GB72723 AND AS MODIFIED BY BN214922
PRIORITY OVER MORTGAGE F14635, SEE
N105275, GC80717, BF231905, BH334298,
BN130304 AND BN130305

PRIORITY AGREEMENT

BN215250 1999-08-11 11:49

REMARKS: GRANTING ASSIGNMENT OF RENTS E48567,
SEE GB72722 AS MODIFIED BY BN214923 PRIORITY OVER
F14635, SEE N105275, GC80717, BF231905,
BH334298, BN130304 AND BN130305

CROWN DEBT

BW383704 2004-08-18 12:34

REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA

BW383704

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

CONTINUES ON PAGE 004

Date: 06/03/10

TITLE SEARCH PRINT - VANCOUVER

Time: 12:14:50

Requestor: (PG14135)

CITY OF VANCOUVER

Page: 004

TITLE - E48565

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***



BC Company Summary
For
PRANG HOLDINGS LTD.

Date and Time of Search: March 10, 2006 12:20 PM Pacific Time
Currency Date: January 20, 2006

ACTIVE

Incorporation Number: BC0161803
Name of Company: PRANG HOLDINGS LTD.
Recognition Date: Incorporated on May 20, 1977
Last Annual Report Filed: May 20, 2005
In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SAHOTA, GURDYAL SINGH

Mailing Address:
6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

Delivery Address:
6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

OFFICER INFORMATION AS AT May 20, 2005

Last Name, First Name, Middle Name:

SAHOTA, GURDYAL SINGH

Office(s) Held: (President, Secretary)

Mailing Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

Delivery Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P5H9



IR Number BI 31949	EN Number	Date of Inspection (yyyy/mm/dd) 2007/07/15
Main Address 525 e 5th	Specifics and/or Suite # s.22(1)	
Secondary Address 555 W 5TH		
Tenant TENANT UNKNOWN	Number of Storeys 4 STOREYS	
Owner PRANG HOLDINGS	Permit Number NA	
Contractor	Approved Use of Building/Land RESIDENTIAL	
Contractor's Business License Account	Present Use of Building/Land RESIDENTIAL	

Reason for Inspection COMPLAINT RE BALCONY COLLAPSE IN UNIT s.22(1)

Narrative/Observations

BUILDING IS RESIDENTIAL WOOD FRAME CONSTRUCTION BUILT APPROX. 1971
 s.22(1) HAS AN EXTERIOR DECK NOT ABOVE LIVING AREA, APPROX. SIZE 12 X 6
 TYPICAL DECK DESIGN WAS TO HAVE THE OUTER 2 FT. OF THE DECK SUPPORTED BY 2-3 MEMBER CANTILEVERED
 BUILT UP BEAMS CARRYING 3 FLOOR JOISTS SPANNING APPROX. 12 FT.
 THE CONNECTION POINT OF THE CANTILEVERED BEAMS TO THE BUILDING HAD SUSTAINED SEVERE ROT DUE TO
 WATER INGRESS
 ON SUNDAY JULY 15 APPROX. 2:00 AM THIS PARTICULAR BALCONY HAD APPROX. 5-8 PERSONS ON IT AT ONCE
 RESULTING IN THE OUTER 2 FT. FALLING AWAY FROM ONE END OF THE CONNECTION POINT
 I ATTENDED THE SITE AND FOUND THE SEVERED PORTION OF BALCONY SECURE ENOUGH TO THE BUILDING TO
 NOT NEED IMMEDIATE REMEDIAL ATTENTION
 I ATTENDED THE SITE WITH BAT. CHIEF KIRK LUCAS AND PROP. MANAGER PAUL HODGSON AND LEFT IT IN A
 RELATIVELY SAFE CONDITION

Requirements

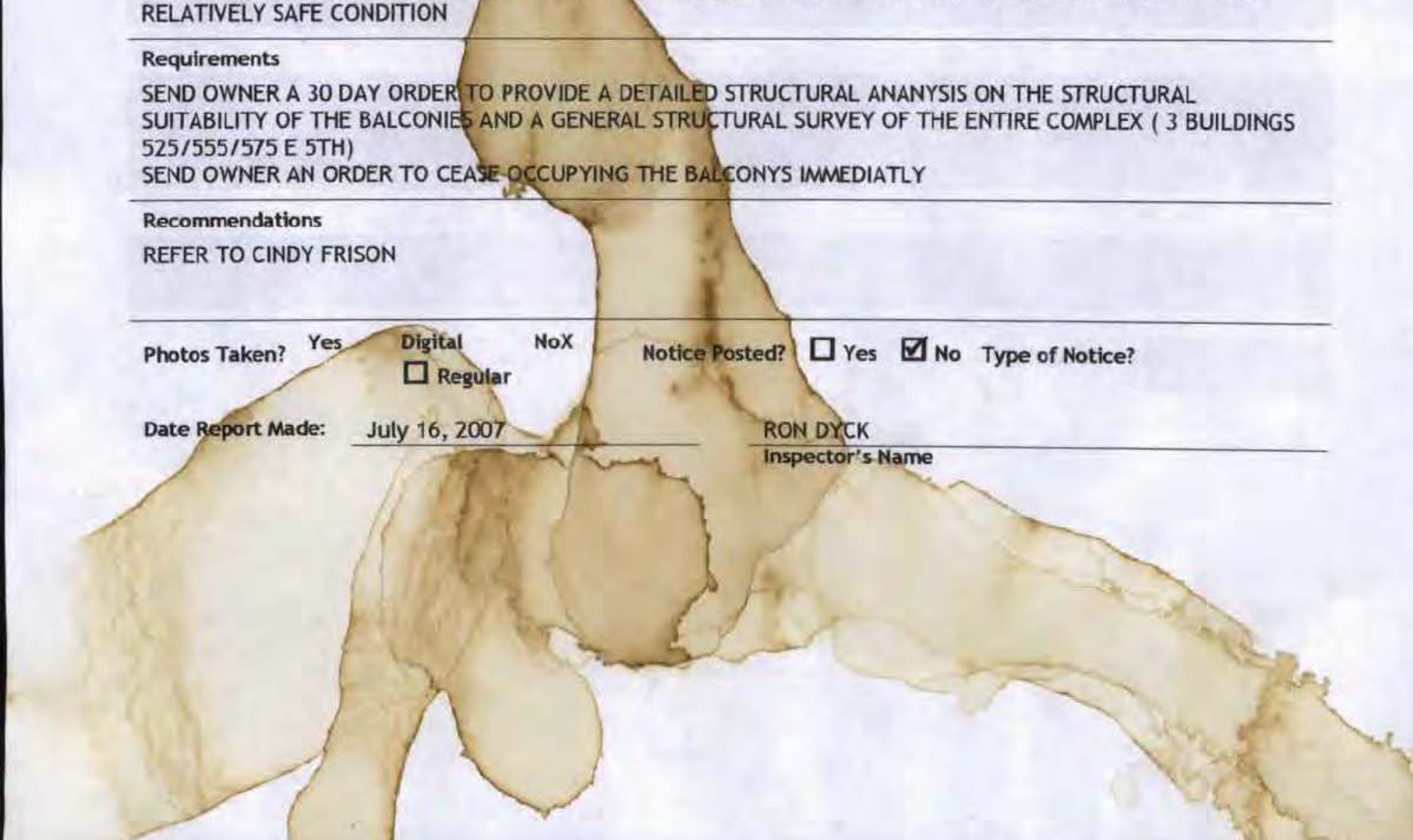
SEND OWNER A 30 DAY ORDER TO PROVIDE A DETAILED STRUCTURAL ANALYSIS ON THE STRUCTURAL
 SUITABILITY OF THE BALCONIES AND A GENERAL STRUCTURAL SURVEY OF THE ENTIRE COMPLEX (3 BUILDINGS
 525/555/575 E 5TH)
 SEND OWNER AN ORDER TO CEASE OCCUPYING THE BALCONYS IMMEDIATLY

Recommendations

REFER TO CINDY FRISON

Photos Taken? Yes Digital NoX Regular
Notice Posted? Yes No **Type of Notice?**

Date Report Made: July 16, 2007 **RON DYCK**
 Inspector's Name



IR Number BI 31949

EN Number

Date of Inspection (yyyy/mm/dd) 2007/07/16

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: DOMINO

FYI to: CINDY PARSON

RON DYCK
Manager / Supervisor



IR Number	BI 31949	EN Number	Date of Inspection (yyyy/mm/dd)	2007/07/15
Main Address	525 e 5th	Specifics and/or Suite #	s.22(1)	
Secondary Address	555 W 5TH	Number of Storeys	4 STOREYS	
Tenant	TENANT UNKNOWN	Permit Number	NA	
Owner	PRANG HOLDINGS	Approved Use of Building/Land	RESIDENTIAL	
Contractor		Present Use of Building/Land	RESIDENTIAL	
Contractor's Business License Account				

Reason for Inspection COMPLAINT RE BALCONY COLLAPSE IN UNIT s.22(1)

Narrative/Observations

BUILDING IS RESIDENTIAL WOOD FRAME CONSTRUCTION BUILT APPROX. 1971
 s.22(1) HAS AN EXTERIOR DECK NOT ABOVE LIVING AREA, APPROX. SIZE 12 X 6
 TYPICAL DECK DESIGN WAS TO HAVE THE OUTER 2 FT. OF THE DECK SUPPORTED BY 2-3 MEMBER CANTILEVERED
 BUILT UP BEAMS CARRYING 3 FLOOR JOISTS SPANNING APPROX. 12 FT.
 THE CONNECTION POINT OF THE CANTILEVERED BEAMS TO THE BUILDING HAD SUSTANED SEVERE ROT DUE TO
 WATER INGRESS
 ON SUNDAY JULY 15 APPROX. 2:00 AM THIS PARTICULAR BALCONY HAD APPROX. 5-8 PERSONS ON IT AT ONCE
 RESULTING IN THE OUTER 2 FT. FALLING AWAY FROM ONE END OF THE CONNECTION POINT
 I ATTENDED THE SITE AND FOUND THE SEVERED PORTION OF BALCONY SECURE ENOUGH TO THE BUILDING TO
 NOT NEED IMMEDIATE REMEDIAL ATTENTION
 I ATTENDED THE SITE WITH BAT. CHIEF KIRK LUCAS AND PROP. MANAGER PAUL HODGSON AND LEFT IT IN A
 RELATIVELY SAFE CONDITION

Requirements

SEND OWNER A 30 DAY ORDER TO PROVIDE A DETAILED STRUCTURAL ANALYSIS ON THE STRUCTURAL SUITABILITY
 OF THE BALCONIES AND A GENERAL STRUCTURAL SURVEY OF THE ENTIRE COMPLEX (3 BUILDINGS 525/555/575 E
 5TH)
 SEND OWNER AN ORDER TO CEASE OCCUPYING THE BALCONYS IMMEDIATLY

Recommendations

REFER TO CINDY FRISON

Photos Taken?	Yes	Digital Regular	NoX	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	-----	----------------	-----	----	-----------------

Date Report Made: July 16, 2007 RON DYCK
 Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: _____

FYI to: _____

Manager / Supervisor



IR Number	BI 31949	EN Number	Date of Inspection (yyyy/mm/dd)	2007/07/15
Main Address	525 e 5th	Specifics and/or Suite #	s.22(1)	
Secondary Address	555 W 5TH	Number of Storeys	4 STOREYS	
Tenant	TENANT UNKNOWN	Permit Number	NA	
Owner	PRANG HOLDINGS	Approved Use of Building/Land	RESIDENTIAL	
Contractor		Present Use of Building/Land	RESIDENTIAL	
Contractor's Business License Account				

Reason for Inspection COMPLAINT RE BALCONY COLLAPSE IN UNIT s.22(1)

Narrative/Observations

BUILDING IS RESIDENTIAL WOOD FRAME CONSTRUCTION BUILT APPROX. 1971
 s.22(1) HAS AN EXTERIOR DECK NOT ABOVE LIVING AREA, APPROX. SIZE 12 X 6
 TYPICAL DECK DESIGN WAS TO HAVE THE OUTER 2 FT. OF THE DECK SUPPORTED BY 2-3 MEMBER CANTILEVERED
 BUILT UP BEAMS CARRYING 3 FLOOR JOISTS SPANNING APPROX. 12 FT.
 THE CONNECTION POINT OF THE CANTILEVERED BEAMS TO THE BUILDING HAD SUSTANED SEVERE ROT DUE TO
 WATER INGRESS
 ON SUNDAY JULY 15 APPROX. 2:00 AM THIS PARTICULAR BALCONY HAD APPROX. 5-8 PERSONS ON IT AT ONCE
 RESULTING IN THE OUTER 2 FT. FALLING AWAY FROM ONE END OF THE CONNECTION POINT
 I ATTENDED THE SITE AND FOUND THE SEVERED PORTION OF BALCONY SECURE ENOUGH TO THE BUILDING TO
 NOT NEED IMMEDIATE REMEDIAL ATTENTION
 I ATTENDED THE SITE WITH BAT. CHIEF KIRK LUCAS AND PROP. MANAGER PAUL HODGSON AND LEFT IT IN A
 RELATIVELY SAFE CONDITION

Requirements

SEND OWNER A 30 DAY ORDER TO PROVIDE A DETAILED STRUCTURAL ANALYSIS ON THE STRUCTURAL SUITABILITY
 OF THE BALCONIES AND A GENERAL STRUCTURAL SURVEY OF THE ENTIRE COMPLEX (3 BUILDINGS 525/555/575 E
 5TH)
 SEND OWNER AN ORDER TO CEASE OCCUPYING THE BALCONYS IMMEDIATLY

Recommendations

REFER TO CINDY FRISON

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	----	----------------	-----	----	-----------------

Date Report Made: July 16, 2007 RON DYCK
 Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: _____

FYI to: _____

Manager / Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mr. E. Neufeld
Manager,
Building Inspections Branch
at 604.873.7560
I.R. No. BI 31949/EN 039714

ORDER

July 17, 2007

Prang Holdings Ltd.
6626 Angus Drive
Vancouver, BC, V6P 5H9

Diary? No Yes
To: R. Dyck
Date: 07/08/06 Init: [Signature]

Dear Sirs/Mesdames:

Main 525

RE: 525, 555 and 575 East 5th Avenue
Lot 1, Block 92 AMD, Plan 15609, District Lot 264A

Our inspection services recently attended your building at the above location because of the partial collapse of the balcony in unit **s.22(1)**

The inspection revealed that the connection point of the cantilevered beams to the building has sustained severe rot due to water ingress. It was determined that the structural stability of all of the balconies in the buildings is at risk.

Accordingly, pursuant to Article 1A.6.1.2. of Division C of the Vancouver Building By-law, you are ordered to cease using all balconies in the above three buildings **IMMEDIATELY**.

You are further required to provide written notification to every tenant in the three buildings noted above that the balconies **may not be used** until a detailed structural analysis is carried out by a Professional Structural Engineer and the analysis is to the satisfaction of the Chief Building Official.

Further, pursuant to Article 1A.6.1.2. of Division C of the Vancouver Building By-law, you are **ORDERED TO:**

1. Retain the services of a Professional Structural Engineer to carry out a detailed structural analysis of all of the balconies;
2. Have the Professional Structural Engineer carry out a general structural survey of the three buildings;

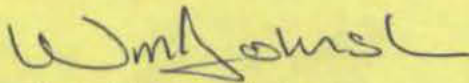
AND

Q:\Correspondence\Building\2007Archives\07 - July\525e5.doc

3. Submit a report of the Engineer's findings and recommended remedial repairs to the attention of the Chief Building Official,

BY AUGUST 15, 2007.

Yours truly,



W. M. Johnston, P. Eng.
City Building Inspector and
Chief Building Official

RD/cf

Copy: Posted on building



Ministry
of Finance
BC Registry Services

Mailing Address:
PO BOX 9431 Stn Prov Govt.
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
250 356-8626

525 E 5th

BC Company Summary

For
PRANG HOLDINGS LTD.

Date and Time of Search: July 16, 2007 03:46 PM Pacific Time
Currency Date: June 18, 2007

ACTIVE

Incorporation Number: BC0161803
Name of Company: PRANG HOLDINGS LTD.
Recognition Date: Incorporated on May 20, 1977
Last Annual Report Filed: May 20, 2007
In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA
Delivery Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA
Delivery Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SAHOTA, GURDYAL SINGH

Mailing Address:
6626 ANGUS DRIVE
VANCOUVER BC V6P5H9
Delivery Address:
6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

OFFICER INFORMATION AS AT May 20, 2007

Last Name, First Name, Middle Name:

SAHOTA, GURDYAL SINGH

Office(s) Held: (President, Secretary)

Mailing Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Folio: 643-201-97-0000

Civic: 525 5TH AVE E

Size: 67068 SQUARE FEET

Pid: 007-645-309

Legal: PLAN 15609 NEW WESTMINSTER LOT 1 BLK 92 AMD DL
264A.

Owner: PRANG HOLDINGS LTD

6626 ANGUS DR

VANCOUVER BC V6P 5H9

(E48565L)



CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

CF **11509**

EN 039734

Address of Premise Involved: <u>525 E. 5th Ave.</u>	Date: <u>July 18/07</u>
Owner/Manager:	Phone Number:

Name of Complainant: <u>s.22(1)</u>	
Address:	Phone Number: <u>s.22(1)</u>

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed:
--	------------------------

Nature of Complaint:		
<input type="checkbox"/> Z&D By-law <input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Standards of Maintenance <input type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other _____	CONFIDENTIAL	
Complainant is a <u>s.22(1)</u> with <u>s.22(1)</u> clients living in the building. She is complaining on behalf of her clients about poor conditions in clients units and common areas including holes in walls, mould, missing fire extinguishers, sprinklers not functioning, etc.		
Call Complainant Back: <input type="checkbox"/> Yes <input type="checkbox"/> No Call Complainant To Arrange Inspection Time: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

Received By: <u>Tom Hamilton</u>	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Referred To: <u>Sy Jung</u>	



IR Number BI 32034 EN Number EN 039714 Date of Inspection (yyyy/mm/dd) 2007/08/21
 Main Address 525 E 5TH AVE. Specifics and/or Suite # EXTERIOR BALCONIES
 Secondary Address
 Tenant VARIOUS Number of Storeys 4 STOREYS
 Owner PRANG HOLDINGS Permit Number NA
 Contractor NA Approved Use of Building/Land RESIDENTIAL
 Contractor's Business License Account NA Present Use of Building/Land RESIDENTIAL

Reason for Inspection DIARY RECHECK ORDER DATED JULY 17/07

Narrative/Observations

TO DATE WE HAVE NOT RECEIVED A REPORT FROM A STRUCTURAL ENGINEER TO VERIFY THE STRUCTURAL SAFETY OF THE BALCONIES
 THE PARTIALLY COLLAPSED BALCONY IN s.22(1) HAS NOT BEEN REPAIRED AND A PERMIT APPLICATION HAS NOT BEEN MADE TO CARRY OUT THE WORK

Requirements

SEND OWNER A 7 DAY ORDER TO PROVIDE AN P.ENG LETTER REGARDING THE STRUCTURAL CONDITION OF THE BALCONIES
 IN THE EVENT THAT A LETTER IS NOT RECEIVED WITHIN THAT 7 DAYS THE CITY WILL RETAIN A STRUCTURAL ENGINEER TO PROVIDE THOSE SERVICES AND CHARGE THE OWNER WITH THE COSTS, FURTHER ANY REPAIR WORK REQUIRED WILL ALSO BE DONE BY A CONTRACTOR HIRED BY THE CITY AND CHARGED TO THE OWNER IF NOT DONE WITHIN THE PRESCRIBED TIME.

Recommendations

SEND OWNER A 7 DAY ORDER

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
Date Report Made:	August 22, 2007			RON DYCK Inspector's Name			

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: CINDY FRISON

FYI to:

RON DYCK
 Manager / Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mr. E. Neufeld
Manager,
Building Inspections Branch
at 604.873.7560
EN 039714

ORDER

October 25, 2007

Prang Holdings Ltd.
6626 Angus Drive
Vancouver, BC, V6P 5H9

Discy? No Yes ✓
To: R. Dyck / C. Roberts
Date: 10/14/07

Dear Sirs/Mesdames:

RE: 525, 555 and 575 East 5th Avenue
Lot 1, Block 92 AMD, Plan 15609, District Lot 264A

This is further to our order dated July 17, 2007.

Our records indicate that to date, you have not submitted a report from a Structural Engineer regarding the structural analysis of all the balconies as well as the general structural survey of the buildings, nor have you obtained a building permit to commence remedial repairs.

This is to advise you that if I do not receive the structural reports accompanied by the Engineer's recommended remedial repairs BY **NOVEMBER 13, 2007**, I will bring this matter before City Council to request approval to seek injunctive relief to have your building brought into compliance with the By-law.

Yours truly,

for W. M. Johnston, P. Eng.
City Building Inspector and
Chief Building Official

RD/cf



CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

CF 11084
EN 041242

Address of Premise Involved: 525 E 5th	Date: Dec. 18/07
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) 525 E 5th	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: AT
--	--------------------------

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Standards of Maintenance <input type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other _____	
Complain referred by s.22(1)	
s.22(1). In s.22(1) suite there are mice, rats, bedbugs & fleas. It seems like the whole building is infested with pests. Resident has A s.22(1). Pls. call s.22(1) for update.	
Call Complainant Back:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No @ s.22(1)
Call Complainant To Arrange Inspection Time:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

CONFIDENTIAL

Received By: Arlene Lo	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Referred To: Alvin Martin	



IR Number	UI 33840	EN Number	EN 041242	Date of Inspection (yyyy/mm/dd)	2007/12/17
Main Address	525 E 5TH AVE			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	
Owner	PRANG HOLDINGS LTD			Permit Number	
Agent				Approved Use of Building/Land	MULTIPLE DWELLING
District Zone	RM-4N			Present Use of Building/Land	
Business License	APARTMENT HOUSE B/L				

Reason for Inspection COMPLAINT - S/M PESTS

Narrative/Observations

COMPLAINT FILED BY s.22(1) ON BEHALF OF A RESIDENT OF THIS BUILDING.

UNABLE TO CONTACT THE R/O AT THE PHONE NUMBER FROM THE B/L OR THE SITE CONTACT (P HODGSON) AS NOTED IN A PREVIOUS INSPECTION REPORT BY DPUI SY JUNG. THE B/L PHONE NUMBER IS NO LONGER APPLICABLE (SOMEONE ELSE'S PHONE NUMBER) AND THE SITE CONTACT NUMBER IS OUT OF SERVICE.

PHONE NUMBER LISTED AT THE R/O'S ADDRESS IN WHITEPAGES.CA - s.22(1) FAX NUMBER: FAX SENT WITH A MESSAGE FOR THE OCCUPANT TO CALL ME.

Requirements

ACCESS REQUIRED TO INSPECT FOR S/M INFRACTIONS.

Recommendations

ACCESS LETTER TO BE SENT TO THE R/O'S.

DIARISE THE ACCESS LETTER FOR DPUI SY JUNG TO RECHECK.

CC REPORT: DPUI SY JUNG - FYI.

Photos	Yes	Digital	No
Taken?		Regular	

Date Report Made: December 17, 2007

ALVIN MARTIN
 Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: SARAH WILLIAMS FOR ACCESS LETTER

FYI to:

TOM HAMILTON
 Manager / Supervisor



IR Number	BI 32818	EN Number	Date of Inspection (yyyy/mm/dd)	2008/01/21
Main Address	525 E 5th		Specifics and/or Suite #	525, 555, 575 E 5th
Secondary Address				
Tenant		Number of Storeys	Four	
Owner	Prang Holdings Ltd	Permit Number	BU440743	
Contractor		Approved Use of Building/Land	Multi family	
Contractor's Business License Account		Present Use of Building/Land	Multi Family	

Reason for Inspection Diary recheck or our order dated July 17/08, reference B131949.

Narrative/Observations

Building permit BU440743 is approved for repairs to this building as per our order. No further enforcement action required at this time.

Requirements

No further building requirements.

Recommendations

Hold enforcement action. Diary DBI for sixty days to ensure required work is being done.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	----	----------------	-----	----	-----------------

Date Report Made: January 22, 2008

Mike McDiarmid
 Inspector's Name

For Manager or Assistant Manager Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: DIARY CLERK

FYI to: _____

RON DYCK
 Manager / Supervisor



IR Number	BI 32813	EN Number	Date of Inspection (yyyy/mm/dd)	2008/01/21
Main Address	525 E 5th	Specifics and/or Suite #	525, 555, 575 E 5th	
Secondary Address				
Tenant	Number of Storeys		4 storey	
Owner	Prang Holdings Ltd	Permit Number	A-BU440743	
Contractor	Approved Use of Building/Land		Multi family	
Contractor's Business License Account	Present Use of Building/Land		Multi family	

Reason for Inspection Field review to repair balconies for all dwelling units in this existing building.

Narrative/Observations
 P. Eng B1 & B2 submitted. Engineers report outlining repairs required per suite received and added to permit application. Approve to issue permit per Engineer's report.

Requirements
 No further building requirements.

Recommendations
 Approve to issue.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	----	----------------	-----	----	-----------------

Date Report Made: January 22, 2008 Mike McDiarmid
Inspector's Name

For Manager or Assistant Manager Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: L. BARANYAIS

FYI to:

RON DYCK
 Manager / Supervisor



CITY OF VANCOUVER

COMMUNITY SERVICES GROUP Licences and Inspections

COMPLAINT FORM

CF 080242
EN 055645

Address of Premise Involved: s.22(1) - 575 E 5th	Date: Aug 4/09
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) - 525 E 5th	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: [Signature]
--	-----------------------------------

Nature of Complaint:	
<input checked="" type="checkbox"/> Z&D By-law	<input type="checkbox"/> Building
<input type="checkbox"/> U/T	<input type="checkbox"/> Sign
<input type="checkbox"/> Electrical	<input type="checkbox"/> Licences
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Other <u>Bedbugs</u>
<u>Bedbugs. Tenant just moved in July 20th.</u>	
<u>Complainant got pictures.</u>	
Call Complainant Back:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Call Complainant To Arrange Inspection Time:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

CONFIDENTIAL

Received By: [Signature]	
Referred To: Sy Jung	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Kolbinson, Rita

From: Martin, Alvin
Sent: Wednesday, September 16, 2009 4:29 PM
To: DOMINO (CITYVAN)
Subject: CF11513.doc



COMMUNITY SERVICES GROUP
 Licences and Inspections
 Inspections

Complaint Form**CONFIDENTIAL**

CF 11513
EN 056740

Address of Premise Involved:	M/A 525 E 5 TH AVE (SPECIFICS s.22(1) 575 E 5 TH)	Date:	September 16, 2009
Owner/Manager:		Phone Number:	

Name of Complainant:	s.22(1)		
Address:	s.22(1) 575 E 5TH	Phone Number:	s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the <i>Freedom of Information and Protection of Privacy Act.</i>)	Must be Initialed: AHM
--	----------------------------------

Nature of Complaint:	Z&D By-law	Building	Electrical	Plumbing	Standards of Maintenance
	U/T	Sign	Licences	Other	PESTS
BEDBUGS.					
Call Complainant Back:	Yes	No			
Call Complainant to Arrange Inspection Time:		Yes	No		
Inspector's Comments:					

Received By:	ALVIN MARTIN
---------------------	--------------

9/17/2009

Referred To: SY JUNG	Route: Yes No
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CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

Main 525 E 5th. **CONFIDENTIAL**

CF No 100318
EN 062857

Address of Premise Involved: 555 E 5th H 202	Date: July 8/10.
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) - 555 E 5th	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: ph
--	--------------------------

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Standards of Maintenance <input type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other	
Mold on walls	
dirty carpet.	
Call Complainant Back: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Received By: Pam	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Referred To: Sy Jung	



311 Contact Centre

Private Property Use Complaints - Case ref: 101000102459**Description: Use this case to report private property lot and building complaints.**

1. What is the nature of the concern?	Pests (Inside/Outside)
2. If Other selected or there are Multiple Issues, provide details:	there is also mold.
3. If Business Licence selected, provide Business Name:	
4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site):	
5. If Pesticides selected, who applied it:	<input type="radio"/> Owner <input type="radio"/> Professional Company
5a. Provide pesticide used and when applied:	
6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted):	
7. If a Rental Unit issue selected, has the landlord been advised of the issue?	Yes
8. If Yes selected, what was the outcome?	landlord has received letters about mold and mice in suite and hasn't taken any action she says.
9. If Signs selected, provide sign wording or identifying details:	
10. Caller's Daytime Phone Number:	s.22(1)
11. (Don't ask, just record - did caller indicate they want a call back?)	Yes

* indicates a required field.

Common Case Details

Preferred Contact Method:	None
Phone:	s.22(1)
Email:	

Incident Date :	
Incident Time :	

<p>Additional Details :</p>	<p>inside the building. Mice. She believes her s.22(1) has been sick due to the black stuff on the wall (mold) on the walls. She has a court case on the 4th of august regarding the mice issue, the mold and the filthy carpet she wants replaced. She was advised to contact us by the lady that helped her fill out the papers for the tenancy place she says. Citizen wants an inspector to come in and to be contacted back regarding this.</p>

Case 101000102459 Details

Private Property Use Complaints	
CaseID : 101000102459	
Rep Name :	Asha Sharda
Date Created : 07/29/2010	
Time Created : 15:55	

Contact Information

Contact Name / Organization:	s.22(1)
Caller Type	NotO

Alternate Contact:	
Street Number and Name:	555 E 5TH AV
Street Address 2:	

City:	Vancouver
Province:	BC
Postal Code:	V5T 1H8
Email:	
Phone Number on File:	s.22(1)
Alternate Phone Number:	

Contact Comments:**Incident Location Information**

Location Name :	<input type="text"/>
Street Number :	555 <input type="text"/>
Street Name :	E 5TH AV <input type="text"/>
Street Address 2 :	<input type="text"/>
City :	Vancouver <input type="text"/>
Province :	BC <input type="text"/>
Postal Code :	V5T 1H8 <input type="text"/>
Location Comments:	<input type="text"/>

[Back to Form](#)

Katigbak, Veronica

From: Tong, John
Sent: Thursday, July 29, 2010 4:49 PM
To: DOMINO (CITYVAN); Jung, Sy
Subject: 555 E 5 (main 525E5) EN063444

Attachments: CSG_CBE_PropUse_Complaints.htm



CSG_CBE_PropUse
_Complaints.htm...

LIM & COMPANY

BARRISTERS & SOLICITORS
NOTARIES PUBLIC

REPLY TO: WILLIAM H. LIM
Barrister & Solicitor

RICHMOND PROFESSIONAL CENTER
#320 - 7480 WESTMINSTER HIGHWAY
RICHMOND, B.C., CANADA
V6X 1A1

FILE REFERENCE: R10-7893/PRANG (TC)

TELEPHONE: (604) 303-0788
FACSIMILE: (604) 303-0789

September 1, 2010

File Research Service
Permits & Licenses Department
City Hall - East Wing
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

COMMUNITY SERVICES
Reg. No. <u>R</u>
SEP 13 2010
ORIGINAL TO: <u>FR</u>
COPY TO: <u>\$362 - 11274</u>

**Originally faxed
Sept. 9/10.*

Dear Sirs/Mesdames:

Re: Request for File Research Letter 525 E. 5th - MFA
Commercial Property at 525, 555 & 575 E. 5TH AVE., VANCOUVER, B.C. V5T 1H8
PID: 007-645-309 - LOT 1 AMENDED BLOCK 92 DISTRICT LOT 264A PLAN 15609

We are the Solicitor for the registered owner, Prang Holdings Ltd., in relation to a mortgage transaction of the above-described property (the "Property").

We enclose herewith our cheque of \$362.00 in payment of your fees for a file research letter regarding any outstanding orders for the Property issued by the Electrical, Plumbing, Building, Zoning or Planning Departments. Please also confirm the number of units that the Property is zoned for.

As we anticipate an early closing of the transaction on September 15, 2010, please send the file research letter to our office as soon as possible by fax at 604-303-0789 prior to September 15, 2010.

We thank you for your co-operation and assistance.

Yours truly,

LIM & COMPANY

for 

Per:
William H. Lim
WHL/tc



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Compliance Division

PLEASE REFER TO:
Mrs. R. Turner
at 604.873.7111

September 21, 2010

Lim & Company
Barristers & Solicitors
#320 - 7480 Westminister Highway
Richmond, BC V6X 1A1

Attention: William H. Lim

Dear Sir:

Re: ^{MA} 525 - 575 East 5th Avenue
Lot 1 Amd, Block 92, District Lot 264A, Plan 15609
Your File No. R10-7893/PRANG (TC)

On September 9, 2010, your request for a file research letter was received by this department. Receipt No. 597369 for the fee of \$362.00 is enclosed.

Requests for Fire Department information should be directed to the Fire Prevention Division at #201-456 West Broadway, Vancouver, BC, V5Y 1R3. For fee information you may contact their office at 604.829.2008.

The property legally described above is shown as of this date to be located in the RM-4N (Multiple Dwelling) District. For copies of District Schedules, Official Development Plans or CD-1 By-laws please contact Publication Sales at 604.873.7782 or visit the city website at www.vancouver.ca/commsvcs/bylaws/zoning/zon&dev.htm.

This property is located in the Vancouver DCL area that requires a Development Cost Levy (DCL) be applied on new development prior to the issuance of a Building Permit. The following are DCL exempt: alterations to existing buildings where the total floor space is not increased, social housing (subject to conditions), churches exempt from taxation and additions of less than 500 square feet to buildings containing fewer than four residential units (and no other use).

Development Permit No. DP75806, issued March 3, 1977 pursuant to the Zoning and Development By-law, permitted the construction of a three storey apartment building.

Building Permit No. BP83212, issued in conjunction with the above Development Permit, received final inspection approval on January 30, 1978.

Occupancy Permit No. OP446 was issued January 30, 1978 for a multiple dwelling (111 dwelling units).

* For License information we suggest you call 604.873.7568.

For your information, our files indicate that in March of 2004, Unit s.22(1) - 555 East 5th Avenue in the above noted building was being used as an illegal marijuana grow operation and was closed by the Vancouver Police Department and the City of Vancouver. Accordingly, a "NOT SAFE TO OCCUPY" notice was posted on this unit.

The owners were notified of this matter and that a co-ordinated Special Inspection of the property was required. This inspection was carried out with District Building, Plumbing, Electrical and Property Use Inspectors and a further letter was sent to the property owners outlining the necessary work to be completed, before re-occupancy approval would be given.

The required work was completed and permits were issued and given final inspection approval for re-occupancy.

Occupancy Permit No. OC422232 was issued May 12, 2004 for permission to re-occupy this unit.

As of this date, there are no outstanding orders or notices filed by this department with regard to the premises described above under the Zoning and Development, Building (includes plumbing), Electrical, Standards of Maintenance, Untidy, Sign and Parking By-laws or the Safety Standards Act and Natural Gas and Propane Installation Code.

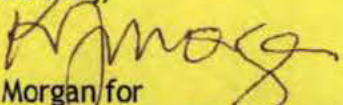
There are no established building lines or landscape setbacks affecting this property.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,


 K. Morgan for
 Director, Licences & Inspections
 and Chief Building Official

/rt
Encl.

* this info NOT included, as
 there was a penalty involved
 VanMap/Street view google show
 all 3 addresses posted at
 various entrances. B/L set
 up as follows:

525 E. 5th Av - 41 DO'S
 555 E. 5th Av - 38 DO'S
 575 E. 5th Av - 32 DO'S } 111 DO'S.

RT



**FIRE & RESCUE SERVICES
FIRE PREVENTION DIVISION**

November 19, 2010

Lim & Company
#320 - 7480 Westminster Highway
Richmond, BC
V6X 1A1

Attention: William H. Lim

Dear Sir/Madam:

Re: 525, 555 & 575 East 5th Avenue, Vancouver, B.C.

A search of our records (or inspection if required), was conducted by a Fire Inspector at the above-mentioned address November 19, 2010. There were no violations noted at that time.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

If you require any additional written documentation, following a re-inspection with respect to any outstanding violations, there will be an additional fee charged of \$100.00 (plus HST).

If you have any further questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Mauro Clinaz".

Mauro Clinaz
Fire Prevention Inspector

"PEOPLE WHO CARE ABOUT YOU"

#201 - 456 West Broadway, Vancouver, British Columbia, Canada V5Y 1R3 604.829.2008 Fax 604.873.7872
<http://vancouver.ca/fire>

#10535

FROM : BILESH LIYANAGE

PHONE NO. : 6043240469

OCT. 08 2009 12:07PM P1

* Sent receipt on Oct 20th. No letter to my recollection has been sent, Will wait to see if they contact again.

LIM AND COMPANY
Barrister & Solicitors

#320 - 7480 Westminister Highway
Richmond, B.C.
V6X 1A1, Canada
Phone: 604-303-0788
Fax: 604-303-0789

VANCOUVER FIRE & RESCUE SERVICE
FIRE PREVENTION DIVISION

September 1, 2010

Our File: R10-7893/PRANG (IC)

Via Mail

T III

FPI: # 1

LETTER: Manno

ENTERED BY: Nov. 19/10

RECEIVED SEP 21 2010

Fire Prevention Division
#200 - 456 West Broadway
Vancouver, B.C. V5Y 1R3

Dear Sirs/Mesdames:

Re: Request for File Research Letter
Commercial Property at 525, 555 & 575 E. 5TH AVE., VANCOUVER, B.C. V5T 1H8
PID: 007-645-309 - LOT 1 AMENDED BLOCK 92 DISTRICT LOT 264A PLAN 15609

We are the Solicitors for the current owner, Prang Holdings Ltd..


We enclose herewith our cheque of \$100.00 made payable to City of Vancouver in payment of your fees for a file research letter regarding any outstanding orders for the Property issued by the Fire Department. Please advise also whether or not there are any outstanding orders issued under Fire Services Act or any regulation made thereunder against the Property.

As we anticipate an early closing of this transaction on September 15, 2010, please fax the requested information to our office as soon as possible prior to September 15, 2010. Our facsimile number of 604-303-0789.

We thank you for your co-operation and assistance.

Yours truly,

LIM & COMPANY

for Per: 
William H. Lim
WHL/tc

We, Prang Holdings Ltd., the registered owner of the Property, consent to and authorized to the above-noted matter.



Per: Gurdyal Singh Sahota

Nina do you know about this?
Thanks Rob.w.

Tried to have contact several times. Finally did and was told they already received a letter? and I never gained access?



311 Contact Centre

Private Property Use Complaints - Case ref: 101000138106**Description: Use this case to report private property lot and building complaints.**

1. What is the nature of the concern?	Pests - Bedbugs
2. If Other selected or there are Multiple Issues, provide details:	
3. If Business Licence selected, provide Business Name:	
4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site):	
5. If Pesticides selected, who applied it:	<input type="radio"/> Owner <input type="radio"/> Professional Company
5a. Provide pesticide used and when applied:	Last time was around Nov 14th. I think my boyfriend asked about the pesticide and the response was very vague.
6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted):	
7. If a Rental Unit issue selected, has the landlord been advised of the issue?	Yes
8. If Yes selected, what was the outcome?	Pestitide company has sprayed 8 times (Fred is the guys name but landlord will not give me the name of the company). I found out that Fred works for "Leader" Pest Control - I think he may be moonlighting. He gets paid in cash.
9. If Signs selected, provide sign wording or identifying details:	
10. Caller's Daytime Phone Number:	s.22(1)
11. (Don't ask, just record - did caller indicate they want a call back?)	No

* indicates a required field.

Common Case Details

Preferred Contact Method:	None
Phone:	s.22(1)
Email:	
Incident Date :	

Incident Time :	<input type="text"/>
-----------------	----------------------

Additional Details :	<input type="text"/>
----------------------	----------------------

Case 101000138106 Details

Private Property Use Complaints	
CaseID : 101000138106	
Rep Name :	Cynthia Keevil
Date Created :	12/03/2010
Time Created :	11:33

Contact Information

Contact Name / Organization:	s.22(1) <input type="text"/>
Caller Type	Oth <input type="text"/>

Alternate Contact:	<input type="text"/>
Street Number and Name:	s.22(1) 575 E 5th Avenue
Street Address 2:	<input type="text"/>

City:	Vancouver
Province:	BC
Postal Code:	V5T 1H8
Email:	<input type="text"/>
Phone Number on File:	s.22(1) <input type="text"/>
Alternate Phone Number:	<input type="text"/>

Contact Comments:	<input type="text"/>
-------------------	----------------------

Incident Location Information

Location Name :	<input type="text"/>
Street Number :	575
Street Name :	E 5TH AV
Street Address 2 :	<input type="text"/>
City :	Vancouver
Province :	BC

Postal Code :	V5T 1H8
----------------------	---------

Location Comments:	
---------------------------	--

[Back to Form](#)

Katigbak, Veronica

From: Peet, Bruce
Sent: Friday, December 03, 2010 12:13 PM
To: Jung, Sy; DOMINO (CITYVAN)
Subject: M/A 525 E 5th Ave - Unit 303 - 575 E 5th Ave EN 066492

Attachments: CSG_CBE_PropUse_Complaints.htm



CSG_CBE_PropUse
_Complaints.htm...

Cranton, Charlene

From: mailpost@vancouver.ca
Sent: Wednesday, March 30, 2011 8:08 PM
To: Noise Complaints
Subject: On-Line NOISE COMPLAINT FORM

ADDRESS OF CONCERN s.22(1) .525 E 5th

Name: s.22(1)
Phone No.: s.22(1)
Address: s.22(1) .525 E 5th
Email: s.22(1)

What type of noise? Construction, equipment, people, radio, waste hauler trucks, leaf blower, live music in restaurant, lawn mowers, etc.

Loud and repetitive music/bass, yelling/screaming, cursing.

When is the noise occurring? (time, dates)

It's on pretty consistently from noon to sometimes 5a.m.

How often is the noise occurring?

Everyday.

Have you approached the person(s) or establishment who is causing the concern? What was the outcome?

Yes, three times. The first time they were really cool about it and said they would keep it down. The last two times they have told me to "fuck off" and slammed the door in my face. Every time I've confronted them they appear to be on drugs and drinking.

Have you contacted any other department regarding your concern? E.g., Police, Health?

Just the landlord but he is friends with the tenants.

Other known details, e.g., Location of the equipment, company names, waste hauler truck #, container bin #.

No other details. It's concerning because they are getting very aggressive and consistently louder as they feel, at this point rightly so, that nobody will do anything about it.

EN#: 068930 Referred to: S. Jung Route: Y or (N)

CONFIDENTIAL



Property Use Complaint - Rental Unit - Maintenance - 101000204719

Case Created: 8/3/2011 1:09:00 PM

Address of Premises Involved:

Address: 525 E 5TH AV

Complainant:

Contact: s.22(1)
Address: 525 E 5TH AV, Vancouver
Address 2: s.22(1)
Phone number: s.22(1)
Preferred contact: Phone

Request Details:

1. What is the nature of the concern?	Rental Unit - Maintenance
2. If Other selected or there are Multiple Issues, provide details:	
3. If Business Licence selected, provide Business Name:	
4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site):	
5. If Pesticides selected, who applied it:	
5a. Provide pesticide used and when applied:	
6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted):	
7. If a Rental Unit issue selected, has the landlord been advised of the issue?	Yes
8. If Yes selected, what was the outcome?	he said he would get to it but never does.
9. If Signs selected, provide sign wording or identifying details:	
10. Caller's Daytime Phone Number:	s.22(1)
11. (Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details:

No smoke detectors, tiles on bathroom wall coming off, mold in bathroom, no doorbell, issues with thermostat.

EN **072309**
FYA to: **Sy Jung**
FYI to:



IR Number	UI 45968	EN Number	EN 072309	Date of Inspection (yyyy/mm/dd)	2011/08/11
Main Address	525 E 5TH AV			Specifics and/or Suite #	s.22(1)
Secondary Address					
Tenant	s.22(1)				
Owner	PRANG HOLDINGS LTD			Number of Storeys	
Agent				Permit Number	
District Zone	RM-4N	Approved Use of Building/Land	APT HOUSE		
Business License	11-105081	Present Use of Building/Land	OCCUPIED		

Reason for Inspection CF 204719 - S/M

Narrative/Observations

THE FOLLOWING S/M INFRACTIONS WERE FOUND:

1. THE BUZZER AT THE FRONT DOOR DOES NOT WORK
2. THE HALLWAY CEILING IN FRONT OF THE STORAGE ROOM ADJACENT TO #101 - BUBBLED, STAINED, HAS MOLD
3. HALLWAY CARPETS ARE STAINED AND DIRTY (IN FRONT OF STORAGE ROOM ADJACENT TO #101
4. HALLWAY CEILING NEAR #107 HAS A 3-SF HOLE - REPAIR
5. PIPES IN UNDERGROUND PARKING NEAR STALLS 27 & 28 ARE LEAKING

UNIT s.22(1)

6. BATHTUB WALLS AND CEILING HAVE HOLES AND MISSING TILES AND GROUT
7. HOLE IN BATHROOM WALL ADJACENT TO TUB
8. BOTTOM PLATE MISSING FOR WALL FRAME
9. HOLE IN WALL - SMOKE ALARM MISSING - UNCAPPED LIVE WIRES - REFER TO DEI
10. ELECTRICAL OUTLETS IN LIVING ROOM ARE LOOSE AND DO NOT SECURE APPLIANCE PLUGS - REFER TO DEI

Requirements

VIOLATION OF S/M BY-LAW

Recommendations

30-DAY S/M LETTER TO RO RE S/M ITEMS 1-8
 REFER 9 & 10 TO DEI

Photos	Yes	Digital	No
Taken?		Regular	

Date Report Made: August 18, 2011

Sy Jung

Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: RISHENA MCCARTHY FOR S/M LETTER / ORDER
 JOHN MACMAHON

FYI to:

TOM HAMILTON

Manager / Supervisor

PLEASE REFER TO:

Sy Jung
District Property Use Inspector
at 604.873.7874
Office Hours: 8:30 - 9:30am
I.R. No. UI45968/EN No. 072309

September 6, 2011

Prang Holdings Ltd.
6626 Angus Drive
Vancouver, BC
V6P 5H9

Tempest
BC Online
Prism

Diary? No Yes
To: Sy Jung
Date: Oct 06/11 hms RM

Dear Sir/Madam:

RE: 525 to 575 East 5th Avenue (525 East 5th Avenue)
Plan 15609, NWD, Lot 1, Block 92 AMD, District Lot 264A

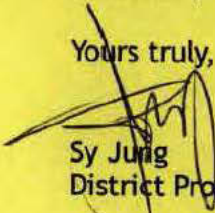
On August 11, 2011, the District Property Use Inspector determined that your building at the above location is in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

1. The buzzer at the front door does not work - to be repaired;
2. The hallway ceiling in front of the storage room (adjacent to #101) is bubbled, stained and has mould - to be cleaned and painted;
3. The hallway carpets are stained and dirty (in front of the storage room adjacent to #101) - to be cleaned;
4. The hallway ceiling near #107 has a 3 square foot hole - to be repaired and painted;
5. The pipes in the underground parking near stalls 27 & 28 are leaking - locate the source of the leak and repair;
6. Unit s.22(1) the bathtub walls and ceiling have holes and are missing tiles and grout - the holes/tiles to be replaced, repaired and painted;
7. Unit s.22(1) there is a hole in the bathroom wall (adjacent to the tub) - to be repaired and painted;
8. Unit s.22(1) the bottom plate is missing for the wall frame - to be replaced;

In accordance with the By-law and to avoid further action, you are to correct the above, as indicated, within 30 days of the date of this letter.

Yours truly,


Sy Jung
District Property Use Inspector

SJ/rm

Folio: 643-201-97-0000
Civic: 525 5TH AVE E
Size: 67068 SQUARE FEET

Pid: 007-645-309
Legal: PLAN 15609 NEW WESTMINSTER LOT 1 BLK 92 AMD DL
264A.

Owner: PRANG HOLDINGS LTD
6626 ANGUS DR
VANCOUVER BC V6P 5H9
(E48565L)



BC Company Summary

For
PRANG HOLDINGS LTD.

Date and Time of Search: August 31, 2011 09:20 AM Pacific Time
Currency Date: August 05, 2011

ACTIVE

Incorporation Number: BC0161803
Name of Company: PRANG HOLDINGS LTD.
Recognition Date: Incorporated on May 20, 1977
Last Annual Report Filed: May 20, 2011

In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:
6626 ANUGS DRIVE
VANCOUVER BC V6P 5H9
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SAHOTA, GURDYAL SINGH

Mailing Address:
6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

Delivery Address:
6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

OFFICER INFORMATION AS AT May 20, 2011

Last Name, First Name, Middle Name:

SAHOTA, GURDYAL SINGH

Office(s) Held: (President, Secretary)

Mailing Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA
