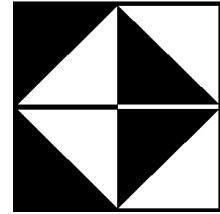


June 9, 2016



Gemstone Apartments Ltd.
851 Industrial Avenue, 2nd Floor
Ottawa, Ontario
K1G 4L3

Attention: Mr. Neil Zaret

Dear Sir:

Re: 234 O'Connor Street, Ottawa
Structural Review
Our Reference Number: 15-1415

As requested, Cleland Jardine Engineering Ltd. has updated our previous report of November 6, 2015, regarding the condition of the structural components of the two storey house located at 234 O'Connor Street, Ottawa.



234 O'Connor – East Elevation Viewed From O'Connor Street

The site was re-visited on June 1, 2016, and the following is a summary of our updated observations and recommendations.

CLELAND JARDINE ENGINEERING LTD.

580 Terry Fox Drive, Suite 200, Kanata, Ontario K2L 4B9 Tel: (613) 591-1533 Fax: (613) 591-1703

General Description

- The building is a two storey structure that was constructed in two phases. The age of the building is unknown, however, the original house along O'Connor Street dates back over 100 years.
- At the time of our site visit, the house was unoccupied and it is readily apparent from the extensive deterioration of the interior finishes that it has been abandoned and unheated for many years.
- The main structure is wood framing supported on rubble stone foundation walls.
- The building is clad with a masonry brick veneer.

Condition of Structural Components

- The wood framing is in fair to poor condition. There had been a previous fire in the attic space of the original house and extensive charring was evident on the rafters. Supplemental wood framing has been installed beside the damaged members (See Photo One).



Photo One – Fire Damaged Roof Framing

- Areas of dry rot are present in the basement, primarily where the floor joists are embedded in the rubble stone walls (See Photo Two).



Photo Two – Dry Rot on Wood Framing

- The foundation walls are constructed of rubble stone and are in poor condition. There has been no significant change since our November 2015 inspection in that the mortar joints are very soft and easily scraped away with a screwdriver to the full depth of the walls (See Photos Three and Four).



Photo Three – Rubble Stone Wall



Photo Four – Deteriorated Mortar

- The brick cladding is in very poor condition. The deterioration appears to have advanced significantly since our November 2015 inspection and it is our professional opinion that an appreciable risk to public safety now exists.

The brick at the rear (west elevation) is significantly cracked and bulging outward and is in imminent danger of collapse (See Photos Five and Six).



Photo Five – West Elevation Brick



Photo Six – Significant Brick Bulging

The brick on the north and south elevations is also in an advanced state of deterioration. Extensive crumbling is evident at the base of both walls (See Photos Seven and Eight)



Photo Seven – South Elevation

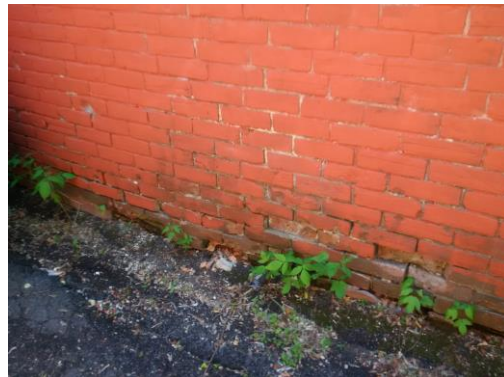


Photo Eight – North Elevation

Significant outward bulging of the brick is evident on the south elevation, near the steel stairs, and on the entire north elevation.

SUMMARY

It is our professional opinion and recommendation that the property should be demolished for the following reasons:

1. Extensive repairs are required to the wood framing.
2. The foundation deterioration has progressed to a point that complete removal and reconstruction is required.
3. Deterioration of the brick cladding has progressed to the point that it now poses a significant risk to public safety.

We trust the preceding is satisfactory. If you have any questions, please contact the undersigned.

Yours truly,

CLELAND JARDINE ENGINEERING LIMITED



Robert Jardine, P. Eng.

