



# 上海古北房產租賃有限公司

SHANGHAI GUBEI REAL ESTATE RENT & MANAGEMENT CO., LTD.

地址：上海市榮華東道 119 號 6 號 (古北新區)

ADD: No. 6 BLOCK 119 EAST RONGHUA STREET (GUBEI

巴黎經典

NEW AREA) PARIS GARDEN SHANGHAI CHINA

電話：62788116

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## Report on the Overhaul Project of Paris Gardens' A, B and C

A. Total construction cost: RMB3.45 million (Provisional)

B. Completed Project Items:

- 1) Painting exterior wall of the basement, replacement of rainspout and maintenance of ground level – was completed on May 20<sup>th</sup>, 2008 and will be inspected for acceptant on June 20<sup>th</sup>, 2008.
- 2) Repairing of leaking roof, leaking lobby, leaking exterior wall. Changing pipes over the roof, replacing public electricity wires and some of the pipelines – was completed on May 16<sup>th</sup>, 2008.
- 3) Internal maintenance of elevator and marble porch, replacing fire fighting system, replacing entrance gate security system, replacing pipes for washing machine and discharge pipes for air conditioning system – was completed on May 20<sup>th</sup>, 2008.

C. Uncompleted Project Items:

- 1) Installation of frameless glazing for every apartment. It needs further coordination with existing tenants — two thirds of apartments are to be installed.
- 2) Cleaning and painting of exterior walls and maintenance of the steel cables of elevators- It will start only after the installation of frameless glazing is completed.
- 3) Replacement of networks and satellite antennas – It will start in later of the construction period.
- 4) Maintenance and cleaning of water supply system - To be determined.

D. Information on use of Maintenance Funds

- 1) The first payment of RMB 1027,832.40 was made on Oct. 29<sup>th</sup>, 2007.
- 2) The second payment of RMB 690,000 was made on May. 16<sup>th</sup>, 2008
- 3) The third payment of RMB 1552,500 was made on May 23<sup>rd</sup>, 2008



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4)The balance of RMB 172,500 will be paid within one year after the construction is completed.

E. Audit should be conducted after the construction project is completed and the official audit report should be submitted.

Shanghai Gubei Real Estate Leasing Co., Ltd

Jun 13<sup>th</sup>.2008

