



NO. S-217956
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE STRATA PROPERTY ACT, S.B.C. 1998, C.43

and

IN THE MATTER OF THE APPLICATION FOR THE WIND-UP OF THE OWNERS,
STRATA PLAN LMS 992

NOTICE OF APPLICATION

Name of applicant: The Owners, Strata Plan LMS 992

TAKE NOTICE that an application **WITHOUT NOTICE** will be made by the applicant to the presiding master of the courthouse at 800 Smithe Street, Vancouver, BC on 8/October/2021 at 9:45 a.m. for the orders set out in Part 1 below.

Part 1: ORDERS SOUGHT

1. An Order that the Petitioner be granted leave to serve:
 - (i) the Petition to the Court filed in these proceedings on September 2, 2021;
 - (ii) Affidavit #1 of Brian Yan Muk filed on September 2, 2021; and
 - (iii) Affidavit #1 of Hart Buck filed on September 23, 2021.(the “**Documents**”)

by an alternative method of service upon the respondents listed in **Schedule “A”** hereto (the “**Respondents**”), by

- (a) securing a bound copy of the court’s order for alternative service, together with the Documents, on the second floor lobby of the residential tower of 3380 Vanness Avenue, Vancouver, British Columbia V5R 6B8 (“**Joyce Place**”);
- (b) posting a copy of the Court’s Order for alternative service, together with the Documents on the website of the property management company, Dwell Property Management;

(c) mailing a copy of the court's order for alternative service and the Documents without attached exhibits, to each of the Respondents at their address listed in Schedule "A" including details required to access the Documents on the Dwell Property Management website; and

such service shall be deemed good and sufficient service of the Documents upon each of the Respondents seven (7) days after the date on which all of the alternative methods of service in paragraphs 1 (a) to (c) have been performed.

2. An Order that the Petitioner be granted leave to serve the Documents by an alternative method of service on the holders of the registered charges in respect of the common property and the strata lots comprising Strata Plan LMS 992 (the "Chargeholders") as listed in Schedule "B" to this application, by mailing a copy of the court's order for alternative service and the Documents without attached exhibits, to each of the Chargeholders at their addresses listed in Schedule "B", and such service shall be deemed good and sufficient service of the Documents upon each of the Chargeholders seven (7) days after the date on which paragraph 2 has been performed.

3. An Order that the Petitioner be granted leave to serve the Documents by an alternative method of service on the commercial tenants of the Strata Corporation, in particular, SL 9, SL 10, and SL11 (the "Commercial Tenants"), by posting a copy of the court's order for alternative service and the Documents without attached exhibits in a sealed envelope, to each of the Commercial Tenants on the front door of the strata lot, such service shall be deemed good and sufficient service of the Documents upon each of the Commercial Tenants seven (7) days after the date on which paragraph 3 has been performed.

4. An order that the Respondents, Chargeholders, and Commercial Tenants shall have 21 days from the date of completion of service of the Documents in which to enter a Response to Petition;

5. An order that the Petitioner shall arrange to make the exhibits to the Documents (the "Exhibits") available for viewing during regular business hours from 9:00 a.m. to 4:30 p.m. Monday to Friday and make copies of the Exhibits available to the Respondents, Chargeholders, and Commercial Tenants or their counsel who makes a request within two business days of such a request;

6. An order that the Petitioner may serve upon each of the Respondents, Chargeholders, and Commercial Tenants any and all additional materials filed in this proceeding by regular mail without the need for further application to this Honourable Court; and
7. Such further and other relief as this Honourable Court may deem just and proper.

Part 2: FACTUAL BASIS

1. The Owners, Strata Plan LMS 992 (the “Strata Corporation”), is a strata corporation organized and subsisting pursuant to the provisions of the *Strata Property Act*, SBC 1998 c 43 (the “Act”) and amendments thereto, with an address for service for these proceedings at 4th Floor, 500 Sixth Avenue, New Westminster, BC.
2. The Strata Corporation is commonly referred to as “Joyce Place” and is civically located at 3380 Vanness Avenue, Vancouver, BC.
3. The Strata Corporation is a mixed-used strata development comprised of 52 apartment style strata lots (strata lots 12 to 63), 8 townhouses (strata lots 1 to 8) and 3 non-residential strata lots (strata lots 9 to 11).
4. The building components of Joyce Place suffer from a number of deficiencies, which include leaking windows, ineffective “face-seal” stucco cladding and structural defects.
5. On July 7, 2021, the Strata Corporation held a special general meeting (the “**July 2021 SGM**”) to vote on a purchase and sale agreement for the sale of the Strata Corporation and to wind-up the Strata Corporation. There were 52 votes in favour and 11.5 votes opposed, the owners approved the wind-up of the Strata Corporation with a vote of 81.9% in favour.
6. On September 2, 2021, the Strata Corporation filed the Petition in these proceedings to wind-up the Strata Corporation.
7. The Strata Corporation has filed the following in support of these proceedings:
 - a. Petition filed on September 2, 2021;
 - b. Affidavit #1 of Brian Yan Muk filed on September 2, 2021; and
 - c. Affidavit #1 of Hart Buck filed on September 23, 2021.

(the "Documents").

8. The exhibits filed in Mr. Muk's affidavit are significant in number. Mr. Muk's Affidavit alone contains approximately 765 pages of exhibits. The Documents total well over 800 pages.

9. There are approximately 63 strata lots at Joyce Place and there are approximately 91 different individuals registered as owners of the strata lots.

10. There are also a significant number of Chargeholders as listed in Schedule "B" to this application.

11. Personal service of the Documents upon all parties entitled to notice of the petition is impracticable due to the photocopying and service costs involved.

Part 3: LEGAL BASIS

1. Rules 4-4, 8-1, 8-4, 8-5, and 14-1 of the Supreme Court Civil Rules.

2. Pursuant to Rule 4-4 of the Supreme Court Civil Rules, where it is "impracticable" to serve a document by personal service the court may order terms of substituted service.

Luu v. Wang, 2011 BCSC 1240, at para 16.

3. Service by electronic means is appropriate where it is reasonably likely, or probable, that notice of the proceedings will come to the attention of a respondent by the proposed method.

Burke v. John Doe, 2013 BCSC 964, at para. 21

4. The Petitioner submits that it is impracticable to personally serve each of the Respondents with the Documents due to the cost and time required to do so.

Part 4: MATERIALS TO BE RELIED ON

1. Petition filed September 2, 2021.

2. Affidavit #1 of Brian Yan Muk made on September 1, 2021.

3. Affidavit #1 of Hart Buck made on September 22, 2021.

4. Affidavit #1 of G. Stephen Hamilton made on October 6, 2021.

The applicant estimate that the applicable will take 10 minutes.

This matter is within the jurisdiction of a master.

This matter is not within the jurisdiction of a master.

TO THE PERSONS RECEIVING THIS NOTICE OF APPLICATION: If you wish to respond to the application, you must

- (a) file an application response in Form 33 within 5 days after the date of service of this notice of application or, if the application is brought under Rule 9-7 of the Supreme Court Civil Rules, within 11 days after the date of service of this notice of application, and
- (b) at least 2 days before the date set for the hearing of the application, serve on the applicant 2 copies, and on every other party one copy, or a filed copy of the application response and the other documents referred to in Rule 9-7 (12) of the Supreme Court Civil Rules.

Date: October 6, 2021



 Signature of G. Stephen Hamilton
 Lawyer for applicant
 Email: shamilton@hamiltonco.ca
 Phone: 604-630-7472

To be completed by the court only:

Order made

in the terms requested in paragraphs of Part 1 of this notice of application

with the following variations and additional terms:

Date: _____

Signature [] JUDGE [] MASTER

Appendix

THIS APPLICATION INVOLVES THE FOLLOWING:

- discovery: comply with demand for documents
- discovery: production of additional documents
- other matters concerning document discovery
- extend oral discovery
- other matter concerning oral discovery
- amend pleadings
- add/change parties
- summary judgment
- summary trial
- service
- mediation
- adjournments
- proceedings at trial
- case plan orders: amend
- case plan orders: other
- experts

Schedule A

Owner Directory

Strata Plan LMS992 (lms0992)

Sort by: Unit

Dwell Property Management

Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9

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www.dwellproperty.ca

Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 0301 (SL: 12 U/E: 605 PID: n/a) Louie, Calvin & Louie, Grace 5243 Christopher Court Burnaby, BC V5H 2K3	Res: (778)706-8010 Wk: (604)298-0867 graceklouie@gmail.com	Owner Absentee	Current	unknown
Unit # 0302 (SL: 13 U/E: 581 PID: n/a) Chan, Jason 302 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)910-7422 evan.jc.chan@gmail.com	Owner Occupant	Current	unknown
Unit # 0303 (SL: 14 U/E: 501 PID: n/a) Tay, Kim Teng & Chai, Jet Fah 303 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)438-3846	Owner Occupant	Current	unknown
Unit # 0304 (SL: 15 U/E: 604 PID: n/a) Mckee, Sean Anthony 7348 144 Street Surrey, BC V3W 5S5	Res: (604)619-6689 Wk: (604)619-6689 jasamk2199@gmail.com	Owner Absentee	Current	unknown
Unit # 0305 (SL: 16 U/E: 525 PID: n/a) Wai Ho Johnny Chan, Pui Man Lee, Jimmy Wai Keung Chan, 1233 E 53rd Avenue Vancouver,, BC V5X 1K1	Res: (778)383-3922 Cell: (778)995-3836 johnnychan23836@gmail.com	Owner Absentee	Current	unknown
Unit # 0306 (SL: 17 U/E: 575 PID: n/a) Benitez, Michelle 306 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)417-1003 Wk: (604)822-2903 mich_beni@yahoo.com	Owner Occupant	Current	unknown
Unit # 0401 (SL: 18 U/E: 605 PID: n/a) Hallare, Victor & Hallare, Aida 401 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)879-9773 Wk: (778)847-9773	Owner Occupant	Current	unknown

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Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 0402 (SL: 19 U/E: 581 PID: n/a) Diamond, Celine & Mackenzie, Ian 402 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)430-8885 Wk: (604)630-3372 Cell: (778)837-3400 diamond58@shaw.ca	Owner Occupant	Current	unknown
Unit # 0403 (SL: 20 U/E: 501 PID: n/a) Ferrer, Angelita Lopez 403 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (778)522-8554 Cell: (778)680-1967 Angelitaf890@gmail.com	Owner Occupant	Current	unknown
Unit # 0404 (SL: 21 U/E: 604 PID: n/a) Yuen, Lai-Kwan Michelle 404 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)454-0477 Wk: (604)879-7213 Cell: (778)859-7228 lalkwanyuen302@gmail.com	Owner Occupant	Current	unknown
Unit # 0405 (SL: 22 U/E: 525 PID: n/a) Li, Yufu Peggy 405 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)828-2482 Wk: (604)773-198 7781988@gmail.com	Owner Occupant	Current	unknown
Unit # 0406 (SL: 23 U/E: 575 PID: n/a) Cabanizas, Henry & Cabanizas, Precilda 406 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)431-0147 Wk: (604)660-4572 Cell: (778)889-9193 precy613@icloud.com	Owner Occupant	Current	unknown
Unit # 0501 (SL: 24 U/E: 605 PID: n/a) Chiang, Roman & Chiang, In Tak 501 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)438-3115 Wk: (604)338-9775 Cell: (778)861-1221 janet.chiang@hotmail.ca	Owner Occupant	Current	unknown
Unit # 0502 (SL: 25 U/E: 581 PID: n/a) Wu, Hai Ming Amanda 502 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)322-5980 Cell: (604)722-5861 mayws2006@hotmail.com	Owner Occupant	Current	unknown

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Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 0503 (SL: 26 U/E: 501 PID: n/a) Mangelsdorf, David 503 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)430-5344 Cell: (604)430-5344 davemdorf@hotmail.com	Owner Occupant	Current	unknown
Unit # 0504 (SL: 27 U/E: 604 PID: n/a) De Silva, Julius 504 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)970-0916 Wk: (604)537-9350 Cell: (604)970-0916 juliusdesilva@yahoo.com	Owner Occupant	Current	unknown
Unit # 0505 (SL: 28 U/E: 525 PID: n/a) Leung, Chuk Chuen 505 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)430-3798 petercleung@yahoo.com	Owner Occupant	Current	unknown
Unit # 0506 (SL: 29 U/E: 575 PID: n/a) Sosa, Merlita 506 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)710-5395 Wk: (604)568-6229 mersosa2014@gmail.com	Owner Occupant	Current	unknown
Unit # 0601 (SL: 30 U/E: 605 PID: n/a) Aquino, Ferdinand & Aquino, Jocelyn 601 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)437-7747 Wk: (604)347-5807 ferdz777@gmail.com	Owner Occupant	Current	unknown
Unit # 0602 (SL: 31 U/E: 581 PID: n/a) Yang, Xue Ying & Xu, Ai Guo 602 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)725-8293 Wk: (604)608-8800 Cell: (778)927-2788 emilyyang168@hotmail.com	Owner Occupant	Current	unknown
Unit # 0603 (SL: 32 U/E: 501 PID: n/a) Tamura, Seiichiro 2-14-5 Keyakizaka Kawanishi City, Japan, 666-0145	Res: (011)818-0536 seiichrotamura@hotmail.com	Owner Absentee	Current	unknown

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Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 0604 (SL: 33 U/E: 604 PID: n/a) Zhu, Li Wei 604 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)363-2363 zlwzack@gmail.com	Owner Occupant	Current	unknown
Unit # 0605 (SL: 34 U/E: 525 PID: n/a) Zhou, Tommy Jian Qing 5894 Battison Street Vancouver, BC V5R 4M8	Res: (778)996-2226 Wk: (604)781-2226 tjzhou93@gmail.com	Owner Absentee	Current	unknown
Unit # 0606 (SL: 35 U/E: 575 PID: n/a) 0753861 BC Ltd 742 E. Cordova Street Vancouver, BC V6A 1M3	Res: (778)888-8699 Wk: (604)828-8339 david_lee74@hotmail.com	Owner Occupant	Current	unknown
Unit # 0701 (SL: 36 U/E: 605 PID: n/a) Guillergan, Cynthia P. 701 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)563-8579 Wk: (778)323-7944 charm.tguillerganhs@gmail.com	Owner Occupant	Current	unknown
Unit # 0702 (SL: 37 U/E: 581 PID: n/a) Tagab, Marilyn 702 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)873-0376	Owner Occupant	Current	unknown
Unit # 0703 (SL: 38 U/E: 501 PID: n/a) Saad, Zakia 703 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Cell: (778)829-5481 zakia_saad@yahoo.com	Owner Occupant	Current	unknown
Unit # 0704 (SL: 39 U/E: 604 PID: n/a) Cordeiro, Carlos De Jesus 704 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Wk: (778)955-7460 Cell: (604)830-7460 cmira18@hotmail.com	Owner Occupant	Current	unknown

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Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 0705 (SL: 40 U/E: 525 PID: n/a)				
Suryakumar, Chitra 705 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (050)624-6725 Wk: (050)624-6725 Cell: (050)624-6725 chitra.suryakumar@emirates.com	Owner Occupant	Current	unknown
Unit # 0706 (SL: 41 U/E: 575 PID: n/a)				
Agcailli, Daniel & Agcailli, Maryann 706 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)294-1233 Wk: (778)895-8711 Cell: (778)895-0085	Owner Occupant	Current	unknown
Unit # 0801 (SL: 42 U/E: 605 PID: n/a)				
Peralta, Benjamin & Peralta, Febe 801 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)258-4036 Wk: (778)991-5200 fperalta@telus.net	Owner Occupant	Current	unknown
Unit # 0802 (SL: 43 U/E: 581 PID: n/a)				
Marayag, Reynaldo & Marayag, Elsie 802 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)453-0272 Wk: (604)209-6428 reymarayag@gmail.com	Owner Occupant	Current	unknown
Unit # 0803 (SL: 44 U/E: 501 PID: n/a)				
Chiu Kwan Hon & Kwok-Wai Ricky Hon 803 - 3380 Vanness Ave., Vancouver, BC V5R 5A8	Res: (604)218-3983 annahon1960@gmail.com	Owner Occupant	Current	07/19/2021
Unit # 0804 (SL: 45 U/E: 604 PID: n/a)				
Ho, Yeuk-Ching 804 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)436-0987	Owner Occupant	Current	unknown
Unit # 0805 (SL: 46 U/E: 525 PID: n/a)				
Parandekhteh, Nader 805 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)716-8722	Owner Occupant	Current	unknown

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Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 0806 (SL: 47 U/E: 575 PID: n/a)				
Reed, Jennifer 806 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)737-7869	Owner Occupant	Current	unknown
Unit # 0901 (SL: 48 U/E: 605 PID: n/a)				
Tobias, Florina Beley 901 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)434-3073 Wk: (604)636-1124 Cell: (778)706-7411 fbtobias@yahoo.ca	Owner Occupant	Current	unknown
Unit # 0902 (SL: 49 U/E: 581 PID: n/a)				
Lee, Kit Fong 902 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)565-6062 Wk: (604)688-6323 Cell: (604)565-6062 kitdee3380@gmail.com	Owner Occupant	Current	unknown
Unit # 0903 (SL: 50 U/E: 501 PID: n/a)				
Savitski, Mila 903 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Cell: (604)600-5991 savsavmir@gmail.com	Owner Occupant	Current	unknown
Unit # 0904 (SL: 51 U/E: 604 PID: n/a)				
Liu, Wei & Xie, Yan Hong 904 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (778)892-8126 Wk: (778)892-8126 Cell: (778)892-8126 wei3969@yahoo.ca	Owner Occupant	Current	unknown
Unit # 0905 (SL: 52 U/E: 525 PID: n/a)				
Banta Noel & Banta, Letecia 905 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)565-7720 Wk: (778)322-5150 letbanta524@yahoo.ca	Owner Occupant	Current	unknown
Unit # 0906 (SL: 53 U/E: 575 PID: n/a)				
Chan, Yick Kam & Chan, Yin Bing 906 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Wk: (604)779-8989 Cell: (604)780-0303 fionachan3380@gmail.com	Owner Occupant	Current	unknown

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Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 1001 (SL: 54 U/E: 605 PID: n/a) Cheung, Andrew & Cheung, Pearl 1001 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)438-8823 Wk: (604)873-8323 Cell: (604)351-2879 pearlkaocheung@icloud.com	Owner Occupant	Current	unknown
Unit # 1002 (SL: 55 U/E: 581 PID: n/a) Dang, Ha 1002 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)433-2902 Wk: (604)734-8898	Owner Occupant	Current	unknown
Unit # 1003 (SL: 56 U/E: 501 PID: n/a) Muk, Brian Yan 1003 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Cell: (778)859-8048 b.yanmuk@gmail.com	Owner Occupant	Current	unknown
Unit # 1004 (SL: 57 U/E: 604 PID: n/a) Dirks, Douglas & Dirks, Teresa 1004 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)433-9876 mini1015.td@gmail.com	Owner Occupant	Current	unknown
Unit # 1005 (SL: 58 U/E: 525 PID: n/a) Blaker, Vivian W. 1005 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)433-8757 Cell: (778)230-5224 blaker@sfu.ca	Owner Occupant	Current	unknown
Unit # 1006 (SL: 59 U/E: 575 PID: n/a) Khangura, Harinder Singh 1006 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (778)708-4252 herak21@hotmail.com	Owner Occupant	Current	unknown
Unit # 1101 (SL: 60 U/E: 1,288 PID: n/a) Byrne, Ann 1101 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)618-0821 Wk: (778)829-6052 peter@kasselpainting.com	Owner Occupant	Current	unknown

Owner Directory

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Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 1102 (SL: 61 U/E: 1,220 PID: n/a) Ka Lok Chan & Che Wing Chan 1102 - 3380 Vanness Ave., Vancouver, BC V5R 5A8	Res: (604)873-8820	Owner Occupant	Current	06/15/2021
Unit # 1103 (SL: 62 U/E: 1,215 PID: n/a) Davison, Simon 1103 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)813-4176 simondavison@gmail.com	Owner Occupant	Current	unknown
Unit # 1104 (SL: 63 U/E: 1,281 PID: n/a) Dimitrie, Sean 1104 - 3380 Vanness Ave., Vancouver, BC V5R 6B8	Res: (604)338-1477 Cell: (778)320-0701 seandimitrie@gmail.com	Owner Occupant	Current	unknown
Unit # 3362 (SL: 1 U/E: 1,132 PID: n/a) Chan, Kevin & Chan, Forning 3362 Vanness Ave., Vancouver, BC V5R 5A8	Res: (604)434-6247 Wk: (778)707-9920 Cell: (604)367-3565 kcdezn@gmail.com	Owner Occupant	Current	unknown
Unit # 3364 (SL: 2 U/E: 1,275 PID: n/a) Merchant, Rashida & Merchant, Sohail 3364 Vanness Ave., Vancouver, BC V5R 5A8	Res: (604)438-2764 rashida.merchant2341@gmail.com	Owner Occupant	Current	unknown
Unit # 3366 (SL: 3 U/E: 1,275 PID: n/a) Limapichat, Panee 3366 Vanness Ave., Vancouver, BC V5R 5A8	Res: (604)618-8659 paneelim@hotmail.com	Owner Occupant	Current	unknown
Unit # 3368 (SL: 4 U/E: 1,275 PID: n/a) De Asis, Wilbert 3368 Vanness Ave., Vancouver, BC V5R 5A8	Res: (778)316-9921 deasiswilbert@yahoo.ca	Owner Occupant	Current	unknown

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Unit Info. (SL, U/E, PID) Name	Phone/Email	Type	Status	Move-in
Unit # 3370 (SL: 5 U/E: 1,275 PID: n/a) Tran, Tung Chi & Ho, Trang 5489 Bruce Street Vancouver, BC V5P 3M4	Res: (604)709-8239 Cell: (604)916-3513 tungtran1962@outlook.com	Owner Absentee	Current	unknown
Unit # 3372 (SL: 6 U/E: 1,275 PID: n/a) Zhu, Xi Run & Chen, Man Wen 3372 Vanness Ave., Vancouver, BC V5R 5A8	Res: (604)215-9383 Cell: (778)863-9383 yuki12372@yahoo.com	Owner Occupant	Current	unknown
Unit # 3374 (SL: 7 U/E: 1,275 PID: n/a) Vu, Van Quang & Nguyen, Hoa 3374 Vanness Ave., Vancouver, BC V5R 5A8	Res: (604)318-0459 Wk: (604)362-2094 Cell: (604)318-0459 vu.anna96@gmail.com	Owner Occupant	Current	unknown
Unit # 3376 (SL: 8 U/E: 1,133 PID: n/a) Tong, Yick-Wong & Tong, Peggy Pui-Ki 3376 Vanness Ave., Vancouver, BC V5R 5A8	Res: (604)451-5846 Wk: (604)279-9270	Owner Occupant	Current	unknown
Unit # 3378 (SL: 9 U/E: 624 PID: n/a) Chan, Ken 1996 Campbell Ave. Port Coquitlam, BC V3C 4T2	Res: (604)944-3820 Wk: (604)808-9638 kenneth1340@gmail.com	Owner Absentee	Current	unknown
Unit # 3382 (SL: 10 U/E: 894 PID: n/a) Chan, Che Wing & Wong, Yat Sin 4738 Bruce Street Vancouver, BC V5N 3Z6	Res: (604)873-8820 Wk: (604)767-3077 kathy.yclgroup@gmail.com	Owner Absentee	Current	unknown
Unit # 3384 (SL: 11 U/E: 889 PID: n/a) 0837963 BC Ltd. 3384 Vanness Ave., Vancouver, BC V5R 5A8	Wk: (604)569-3971 adipolo@hotmail.com	Owner Occupant	Current	unknown
Total Monthly Strata Fees:	30,001.22	Total Units:	63	
Total Unit Entitlement:	44,454			

SCHEDULE B

LIST OF CHARGEHOLDERS

Strata Lot No.	Registered Chargeholder	Postal Address of Holder of Registered Charge
1	N/A	N/A
2	N/A	N/A
3	The Bank of Nova Scotia (Mortgage filed under CA4263614)	#9 - 4299 Kingsway, Burnaby, BC V5H 1Z5
4	Canadian Imperial Bank of Commerce (Mortgage filed under CA6453732)	PO Box 115 Commerce Court Postal Stn., Toronto, ON M5L 1E5
5	Canadian Imperial Bank of Commerce (Mortgage filed under BB202153)	6011 No. 3 Road, Richmond, BC V6Y 2B2
	CIBC Mortgages Inc. (Mortgage filed under CA1911373)	5th Floor, 400 Burrard Street, Vancouver, BC V6C 3A6
6	The Toronto-Dominion Bank (Mortgage filed under BB1251258)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8
7	Canadian Imperial Bank of Commerce (Mortgage filed under CA5008718)	100 University Avenue, 3rd Floor, Toronto, ON M5J 2X4
8	N/A	N/A
9	N/A	N/A
10	N/A	N/A
11	North Shore Credit Union (Mortgage filed under CA972195)	#203 - 1111 Lonsdale Avenue, North Vancouver, BC V7M 2H4
12	N/A	N/A
13	Vancouver City Savings Credit Union (Mortgage filed under CA4475774)	3305 Kingsway, Vancouver, BC V5R 5K6
14	N/A	N/A
15	N/A	N/A
16	N/A	N/A

17	ING Bank of Canada (Mortgage filed under BT398320)	3389 Steeles Avenue East 6th, Toronto, ON
18	Royal Bank of Canada (Mortgage filed under CA2379480)	180 Wellington Street West, Toronto, ON M5J 1J1
19	Canadian Imperial Bank of Commerce (Mortgage filed under BB390033)	1427 Kingsway, Vancouver, BC V5N 2R6
20	Royal Bank of Canada (Mortgage filed under CA3294531)	10 York Mills Road, 3rd Floor, Toronto, ON M2P 0A2
21	HSBC Bank Canada (Mortgage filed under CA432163)	11th Floor, 401 West Georgia Street, Vancouver, BC V6B 5A1
22	N/A	N/A
23	Royal Bank of Canada (Mortgage filed under BB1326675)	180 Wellington Street West, Toronto, ON M5J 1J1
24	N/A	N/A
25	N/A	N/A
26	N/A	N/A
27	The Toronto-Dominion Bank (Mortgage filed under CA2019095)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8
28	N/A	N/A
29	Royal Bank of Canada (Mortgage filed under CA9140140)	10 York Mills Road, 3 rd Floor Toronto, ON M2P 0A2
30	The Toronto-Dominion Bank (Mortgage filed under CA3479989)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8
31	N/A	N/A
32	N/A	N/A
33	N/A	N/A
34	Vancouver City Savings Credit Union (Mortgage filed under CA6004584)	188 East Pender Street, Vancouver, BC V6A 1T3

35	CIBC Mortgages Inc. (Mortgage filed under BB1096865)	400 Burrard Street, 5th Floor, Vancouver, BC V6C 3A6
36	Scotia Mortgage Corporation (Mortgage filed under CA3465562)	6498 Fraser Street, Vancouver, BC V5W 3A5
37	First National Financial GP Corporation (Mortgage filed under CA3837762)	100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6
	Jason Sullano Asis aka Jason Asis (Certificate of Pending Litigation filed under CA6923643)	303-460 East 15th Avenue, Vancouver, BC V5T 2R4
38	N/A	N/A
39	Canadian Imperial Bank of Commerce (Mortgage filed under CA2986966)	4101 Hastings Street, Burnaby, BC V5C 2J3
40	Scotia Mortgage Corporation (Mortgage filed under CA5112173)	1 West Broadway, Vancouver, BC V5Y 1P1
41	North Shore Credit Union (Mortgage filed under BB838173)	1100 Lonsdale Avenue, North Vancouver, BC V7M 2H3
42	Canadian Imperial Bank of Commerce (Mortgage filed under CA8857022)	PO Box 115 Commerce Court Postal Station Toronto, ON M5L 1E5
43	CIBC Mortgages Inc. (Mortgage filed under CA3478123)	1745 West 8th Avenue - Level B1, Vancouver, BC V6J 4T3
44	N/A	N/A
45	N/A	N/A
46	Computershare Trust Company of Canada (Mortgage filed under CA711670)	100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6
47	Royal Bank of Canada (Mortgage filed under BA333895)	180 Wellington Street West, Toronto, ON M5J 1J1
48	Royal Bank of Canada (Mortgage filed under BB1094914)	180 Wellington Street West, Toronto, ON M5J 1J1
49	Canadian Imperial Bank of Commerce (Mortgage filed under CA3107184)	501 Main Street, Vancouver, BC V6A 2V2

50	The Toronto-Dominion Bank (Mortgage filed under CA1959129)	500 Edmonton City Centre East, 10205 - 101 Street, 5th Floor, Edmonton, AB T5J 5E8
51	Computershare Trust Company of Canada (Mortgage filed under BB1672123)	c/o First National Financial GP Corporation 100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6
52	Royal Bank of Canada (Mortgage filed under CA7110616)	10 York Mills Road, 3rd Floor, Toronto, ON M2P 0A2
53	The Bank of Nova Scotia (Mortgage filed under CA3104397)	101 - 268 Keefer Street, Vancouver, BC V6A 1X5
54	The Toronto-Dominion Bank of Canada (Mortgage filed under BA484876)	2198 West 41st Avenue, Vancouver, BC, V6M 1Z1
55	N/A	N/A
56	National Bank of Canada (Mortgage filed under CA8063355)	500 Place D'Armes, 22nd Floor, Montreal, QC, H2Y 2W3
57	Canadian Imperial Bank of Commerce (Mortgage filed under CA6476812)	Box 115, Commerce Court Postal Station, Toronto, ON M5L 1E5
58	Vancouver City Savings Credit Union (Mortgage filed under CA9137567)	5594 Cambie Street, Vancouver, BC V5Z 3Y5
59	N/A	N/A
60	The Toronto-Dominion Bank (Mortgage filed under CA2401284)	500 Edmonton City Centre East, 10205 - 101 Street, 5th Floor, Edmonton, AB T5J 5E8
61	N/A	N/A
62	The Bank of Nova Scotia (Mortgage filed under CA4816000)	1 West Broadway, Vancouver, BC V5Y 1P1
63	The Toronto-Dominion Bank (Mortgage filed under CA195951)	237-610 6th Street, New Westminster, BC V3L 5V1
	The Toronto-Dominion Bank (Mortgage filed under BB979147)	500, 10004 Jasper Ave., Edmonton, AB T5J 1R3

	Celia Chartier Chancy (Caveat filed under CA1694763)	2965 West 36th Avenue, Vancouver, BC V6N 2R2
	Celia Chartier Chancy (Certificate of Pending Litigation filed under BB1711628)	2965 West 36th Avenue, Vancouver, BC V6N 2R2