



This is the 1st Affidavit of Bryan Murao
in this case and was made on August 14, 2025

NO. S-246230
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

INTRACORP VANNESS LIMITED PARTNERSHIP

PLAINTIFF

AND:

THE OWNERS, STRATA PLAN LMS992 AND CROWE MACKAY & COMPANY
LTD., AS LIQUIDATOR OF THE OWNERS, STRATA PLAN LMS992

DEFENDANTS

AND:

INTRACORP VANNESS LIMITED PARTNERSHIP

DEFENDANT BY WAY OF COUNTERCLAIM

AFFIDAVIT

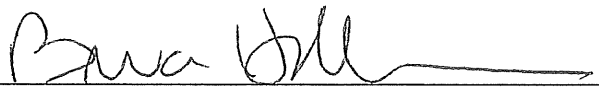
I, Bryan Murao, Assessor, Residential Lower Mainland & Provincial Strata, based in BC
Assessment's Vancouver Office, at 200-2925 Virtual Way, Vancouver, British Columbia,
SWEAR THAT:

1. I am currently the Assessor overseeing the strata residential properties across
British Columbia, in the City of Vancouver, and have been since June, 2022.
2. I understand that there are six strata plans which were referenced in an agreement
that was made between the parties in this action:
 - a. Regent Court (Strata Plan LMS 1558), located at 3489 Ascot Place;

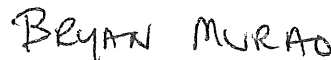
- b. Nexus (Strata Plan BCS 404), located at 3588 Crowley Drive;
 - c. Wall Central Park (Strata Plan EPS 3434), located at 5515 Boundary Road;
 - d. Skyway Tower (Strata Plan EPS 2285), located at 2689 Kingsway;
 - e. Centro (Strata Plan LMS 3463), located at 3438 Vanness Avenue; and
 - f. Circa (Strata Plan BCS 2012), located at 3660 Vanness Avenue.
3. I further understand that the agreement between the parties in this action included a definition of a "Comparable Development Charge" in section 7 of Schedule G to the agreement, as follows:
- Section 7 to Schedule G states that a "Comparable Development Change" means the occurrence of any of the following:
- (a) any change or proposed change to the permitted use or redevelopment of any land within any Comparable Development (including, without limitation, any change or proposed change to the official community plan, zoning or any other City bylaw which affects the redevelopment potential of such land),
 - (b) any application or preliminary discussions with the City for rezoning or redevelopment of any land within any Comparable Development;
 - (c) any redevelopment project is proposed with respect to any land within any Comparable Development;
 - (d) any change in the number of strata lots within any Comparable Development,
 - (e) the strata corporation for any Comparable Development is wound-up or the strata plan for such Comparable Development is cancelled, or any agreement is entered into in order to facilitate the winding-up of the strata corporation and/or the cancellation of the strata plan for any Comparable Development.
 - (f) any Comparable Development is marketed for sale and/or redevelopment purposes; or
 - (g) there is any other change, event, fact or condition which causes the assessed value of Comparable Strata Lots with any Comparable Development to increase for reasons other than normal market conditions.
4. For the purposes of assessment and taxation, each strata lot, together with its share of common property, facilities and other assessable assets, is separately assessed.

5. Strata lots are assessed by determining the market value of the strata lot. In order to do so:
 - BC Assessment calculates the market value of each strata unit by analyzing sales of similar units within a local market. When applying this approach, BC Assessment considers market-related factors, including the size of the unit, view, location, number of bedrooms, construction quality, and floor level.
6. I have examined the definition of a "Comparable Development Charge" in section 7 of Schedule G to the agreement between the parties. The only adjustments made were for market-related factors; none of the strata units in the above-referenced strata plans had any adjustments made to reflect anything in the nature of the factors noted in section 7 of Schedule G.
7. I swear this Affidavit in order to provide neutral independent evidence to assist the Court in this proceeding.

SWORN BEFORE ME at Vancouver, British
Columbia on August 14, 2025.


A Commissioner for taking Affidavits for
British Columbia.




BRYAN MURAO

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