

VIA EMAIL & MAIL

February 14, 2025

To the Former Owners of Joyce Place, Strata Plan LMS 992
3362-3376, 3378, 3380, 3382 & 3384 Vanness Avenue
Vancouver, BC

Dear Sir/Madam:

**RE: STRATA WINDUP – STRATA PLAN LMS 992 (“Joyce Place”)
UPDATE FROM LIQUIDATOR**

The Liquidator wishes to provide you with a brief update on the ongoing litigation with Intracorp Acquisition Co Ltd. (“**Intracorp**”) and the status of the counterclaim regarding the Purchase Price Adjustment (“**PPA**”) since our last letter dated January 24, 2025 (the “**Letter**”). A copy of the Letter is attached hereto for your reference.

The Liquidator and it’s legal counsel, Lawson Lundell LLP (“**Lawson Lundell**”) continues to work towards expediting a summary trial application to, among other things, dismiss Intracorp’s claim and, if possible, obtain a Court ruling on the counterclaim for the PPA owed to Joyce Place. At this time, details of the steps being taken by the Liquidator and Lawson Lundell cannot be shared to preserve litigation privilege. However, the Liquidator wishes to advise the owners that steps are being taken and a more fulsome update will be provided as soon as it is appropriate to do so.

Should you have any questions or concerns with respect to any of the above, please contact the Liquidator’s office at joyceplace@crowemackay.ca. You can also get updates with respect to this matter on the Liquidator’s website at www.joyceplacestrata.com.

Yours very truly,

CROWE MACKAY & COMPANY LTD.

in its capacity as Court Appointed Liquidator of
The Owners, Strata Plan LMS 992 and not in its personal capacity

per:



Mr. Derek Lai, CPA, CMA, CIRP, LIT, CFE

Encl.