



This is the 1st Affidavit of Ashley Cheng  
in this case and was made on November 9, 2023

File 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

**AFFIDAVIT**

I, Ashley Cheng, Legal Assistant of #1600-925 West Georgia Street, in the City of Vancouver, in the Province of British Columbia, AFFIRM THAT:

1. I am a Legal Assistant employed with the law firm of Lawson Lundell LLP, solicitors for Crowe MacKay & Company Ltd., liquidator of the Owners, Strata Plan LMS992 (the "**Liquidator**"), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.

2. The Owners, Strata Plan LMS-992, known as "Joyce Place", is a property located at the municipal address of 3380 Vanness Avenue, Vancouver, BC ("**Joyce Place**"). Joyce Place is a mixed-used strata development comprised of 52 apartment style strata lots, 8 townhouses, and 3 non-residential strata lots.

3. Attached to this affidavit and marked as **Exhibit "A"** is a true copy of a screen shot for a web page created for the purpose of posting online material filed with the court relating to the wind-up and proposed sale of Joyce Place: [www.joyceplacestrata.com](http://www.joyceplacestrata.com).
4. I am advised by Peter Roberts, legal counsel to the Liquidator, and verily believe that the Liquidator intends to bring an application seeking the court's confirmation and approval of a proposed four-month extension of a subject removal date in the Purchase and Sale Agreement dated January 11, 2021 for Joyce Place (the "**Extension Application**").
5. It is my calculations that the Notice of Application for substituted service, and supporting affidavits to be filed in respect of the Extension Application will likely make up in excess of 100 pages of material (the "**Extension Material**") for each individual recipient.
6. Our office received the current contact information for all Joyce Place strata unit owners from Dwell Property Management, who provides strata management services to Joyce Place, including keeping records of the current mailing address and contact information for all owners for the purposes of mailing to them meeting notices, strata minutes, and other relevant records. I am advised by Jillian Sych, a paralegal at Lawson Lundell, and verily believe that she prepared a list of the current owners based on the information provided by Dwell. Attached to this affidavit and marked as **Exhibit "B"** is a true copy of the current contact list for Joyce Place strata unit owners prepared by our office. There are a total of 92 owners listed in Exhibit "B".
7. The owners of three strata units (lots, 9, 10 and 11, with a total of 5 owners) filed Responses to Petition and provided addresses for delivery, leaving 87 owners who need to be personally served with the Extension Material.
8. The following chargeholders on title to strata lots of Joyce Place filed Responses to Petition providing addresses for delivery:
- (a) First National Financial GP Corporation;
  - (b) The Toronto-Dominion Bank; and
  - (c) Blueshore Financial Credit Union, formerly known as North Shore Credit Union.

9. The cost to reproduce 87 individual sets of the Extension Material at \$0.30 per page is likely to be approximately \$2,636.10.

10. The anticipated cost to have a process server serve 87 copies of the Extension Material, assuming all Respondents can be served at Joyce Place and no difficulties in personal service are encountered, is likely to be in excess of \$4,000.00.

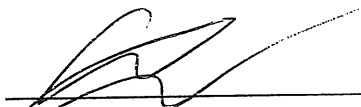
11. I am advised by staff in our delivery department and verily believe that the cost to deliver 87 sets of the Extension Material is likely to be:

- (a) if by parcel mail, in excess of \$1,102.33. This does not include out of province mailing costs.
- (b) if by oversized priority post, in excess of \$3,781.89. This does not include out of province mailing costs.
- (c) if by courier, in excess of \$1,458.12. This does not include out of province courier costs.

12. I am further advised by staff in our delivery department that the Petition Material is likely to be too heavy to send by regular or registered mail.

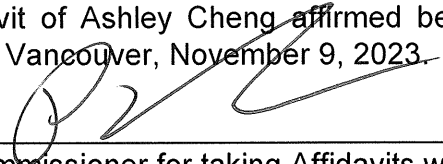
13. I affirm this Affidavit in support of an application by the Liquidator for an Order for substituted service.

AFFIRMED BEFORE ME at the City of )  
Vancouver, in the Province of British )  
Columbia, this 4<sup>th</sup> day of November, 2023. )  
)  
)  
)  
)  
)  
A Commissioner for taking Affidavits for )  
British Columbia. )

  
\_\_\_\_\_  
Ashley Cheng

**PETER J. ROBERTS, Q.C.**  
*Barrister & Solicitor*  
1600 - 925 WEST GEORGIA ST.  
VANCOUVER, B.C. V6C 3L2  
(604) 685-3456

This is Exhibit "A" referred to in the 1st affidavit of Ashley Cheng affirmed before me at Vancouver, November 9, 2023.

A handwritten signature in black ink, appearing to be 'D. J. ...', is written over a horizontal line.

A Commissioner for taking Affidavits within  
British Columbia.



## Wind-Up and Sale of Joyce Place Strata

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This website provides information about the wind-up and court ordered sale process of the Joyce Place Strata, Strata Plan LMS 992, with properties located at 3362-3376, 3378, 3380, 3382 and 3384 Vanness Avenue, Vancouver, B.C.

This page is for information purposes only and you should consult your professional adviser if you have any questions or are uncertain as to your rights or obligations.

### Wind-Up Petition

On July 7, 2021, the Owners, Strata Plan LMS 992 (“Joyce Place”) held a special general meeting to consider resolutions (the “Wind-Up Resolutions”) to wind-up Joyce Place and appoint Crowe MacKay & Company Ltd. (the “Liquidator”) as the liquidator of the strata pursuant to section 277 of the Strata Property Act. The Wind-Up Resolutions passed, having received 52 votes in favour, representing 81.9% of the 63 strata units, and 11.5 votes against.

On September 2, 2021, the Owners, Strata Plan LMS 299, commenced a petition in the B.C. Supreme Court seeking an order confirming the Wind-Up Resolutions (the “Wind-Up Petition”). The petition was heard on April 19-20, 2022 before Justice Marzari.

Copies of the Petition, Orders, supporting affidavits and all other material filed with the court are available for download below.

### Current Status

On October 19, 2022, Justice Marzari issued Reasons for Judgment in the Wind-Up Petition. She granted all of the orders sought in the Wind-Up Petition, including confirmation of the wind-up of Joyce Place and confirmation of Crowe MacKay & Company Ltd. as the Liquidator for Joyce Place. A copy of Justice Marzari’s reasons for judgment can be found below.

The appointment of the Liquidator is effective as of October 19, 2022 and the Liquidator now has authority over the affairs of Joyce Place. As a practical matter, the Liquidator effectively takes over the role of the strata council. The Liquidator will continue to employ Mr. Leo Chan of Dwell Property Management as the strata management company. Owners should continue to contact Mr. Chan directly with issues related to Joyce Place at [leo.chan@dwellproperty.ca](mailto:leo.chan@dwellproperty.ca). The Liquidator also intends to continue working alongside with the strata council as it relates to the preservation and protection of Joyce Place and a successful sale of same.

A copy of the entered court order confirming the wind-up of Joyce Place and the confirmation of Crowe MacKay & Company Ltd. as the Liquidator is available [here](#).

Should you have any questions or concerns, below is the contact information for the Liquidator and property manager:

Crowe MacKay & Company Ltd.  
1100-1177 West Hastings Street  
Vancouver, BC V6E 4T5 Attn: Derek Lai  
[joyceplace@crowemackay.ca](mailto:joyceplace@crowemackay.ca)

Dwell Property Management  
Suite 170-4311 Viking Way  
Richmond, BC V6V 2K9  
[Leo.chan@dwelldproperty.ca](mailto:Leo.chan@dwelldproperty.ca)

### Letters to Owners

1. [Notice to Owners \(November 9, 2022\)](#)
2. [Letter to Owners \(December 7, 2022\)](#)
3. [Letter to Owners \(December 22, 2022\)](#)
4. [Letter to Owners \(January 9, 2023\)](#)
5. [Letter to Owners \(February 6, 2023\)](#)
6. [Letter to Owners \(March 15, 2023\)](#)
7. [Letter to Owners \(May 15, 2023\)](#)
8. [Letter to Owners \(May 29, 2023\)](#)
9. [Letter to Owners \(July 7, 2023\)](#)
10. [Letter to Owners \(July 14, 2023\)](#)

### Pleadings


1. [Petition, filed September 2, 2021](#)
2. [Affidavit #1 of B. Muk, made September 1, 2021](#)
3. [Affidavit #1 of H. Buck, made September 22, 2021](#)
4. [Notice of Application, filed October 6, 2021](#)
5. [Affidavit #1 of G.S. Hamilton, made October 6, 2021](#)
6. [Response to Petition \(Liquidator\), filed October 27, 2021](#)
7. [Affidavit #1 of D. Lai, made October 26, 2021](#)
8. [Affidavit #1 of V. Hsu, made November 1, 2021](#)
9. [Response to Petition \(owner respondents\), filed November 29, 2021](#)
10. [Affidavit #1 of A. Sarab, made November 23, 2021](#)
11. [Response to Petition \(TD\), filed November 26, 2021](#)

12. [Affidavit #1 of K. Chan, made November 26, 2021](#)
13. [Affidavit #1 of C. Wang, made November 26, 2021](#)
14. [Affidavit #1 of D. Brackstone, made November 29, 2021](#)
15. [Affidavit #1 of P. Hui, made December 6, 2021](#)
16. [Affidavit #1 of M. Khodabakhsh, made December 6, 2021](#)
17. [Response to Petition \(First National Financial\), filed December 15, 2021](#)
18. [Amended Response to Petition \(commercial owners\), filed March 7, 2022](#)
19. [Affidavit #1 of J. Yngson, made March 7, 2022](#)
20. [Affidavit #2 of V. Hsu, made March 17, 2022](#)
21. [Affidavit #2 of B. Muk, made March 25, 2022](#)
22. [Affidavit #1 of C. Simpson, made March 28, 2022](#)
23. [Affidavit #2 of K. Chan, made March 28, 2022](#)
24. [Affidavit #1 of P. Law, made March 29, 2022](#)
25. [Notice of Application, filed April 4, 2022](#)
26. [Response to Petition \(Intracorp Vanness Limited Partnership\), filed April 7, 2022](#)
27. [Affidavit #1 of T. Sandhu, made April 7, 2022](#)
28. [Response to Petition \(Blueshore\), filed April 11, 2022](#)
29. [Affidavit #1 of L. Steel, made April 11, 2022](#)
30. [Application Response \(Owners of Strata Plan LMS992\), filed April 12, 2022](#)
31. [Affidavit #3 of V. Hsu, made April 12, 2022](#)
32. [Reasons for Judgment, dated October 19, 2022](#)

### Orders

1. [Order of Master Muir, made October 8, 2021](#)
2. [Order of Justice Marzari, made October 19, 2022](#)

This is Exhibit "B" referred to in the 1st affidavit of Ashley Cheng affirmed before me at Vancouver, November 9, 2023.



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British Columbia.



JOYCE PLACE  
3380 VANNESS AVE., VANCOUVER, B.C. V5R 5A8

SL	UNIT	PID	VENDORS	VENDOR ADDRESS	VENDOR EMAIL
1	3362	018-366-813	Forning Chan and Kevin Gan Chan	3362 Vanness Ave Vancouver, B.C. V5R 5A8	<a href="mailto:kcdezign@gmail.com">kcdezign@gmail.com</a>
2	3364	018-366-821	Sohail Merchant, as to an undivided 1/2 interest and Rashida Merchant, as to an undivided 1/2 interest	3364 Vanness Ave Vancouver, B.C. V5R 5A8	<a href="mailto:rashida.merchant2341@gmail.com">rashida.merchant2341@gmail.com</a>
3	3366	018-366-830	Panee Limapichat	3366 Vanness Ave Vancouver, B.C. V5R 5A8	<a href="mailto:paneelim@hotmail.com">paneelim@hotmail.com</a>
4	3368	018-366-848	Wilbert De Asis	3368 Vanness Ave Vancouver, B.C. V5R 5A8	<a href="mailto:deasiswilbert@yahoo.ca">deasiswilbert@yahoo.ca</a>
5	3370	018-366-856	Tung Chi Tran and Le Khanh Trang Ho	5489 Bruce Street Vancouver, B.C. V5P 3M4	<a href="mailto:tungtran1962@outlook.com">tungtran1962@outlook.com</a>
6	3372	018-366-864	Xi Run Zhu and Man Wen Chen	3372 Vanness Ave Vancouver, B.C. V5R 5A8	<a href="mailto:yuki12372@yahoo.com">yuki12372@yahoo.com</a>
7	3374	018-366-872	Van Quang Vu and Hoa Nguyen	3374 Vanness Ave Vancouver, B.C. V5R 5A8	<a href="mailto:juliechvu@gmail.com">juliechvu@gmail.com</a>
8	3376	018-366-881	Peggy Tong	3376 Vanness Ave Vancouver, B.,C. V5R 5A8	
9	3378	018-366-899	Kenneth Kwok Ying Chan and Mei Lin Yuen Chan	1996 Campbell Ave Port Coquitlam, B.C. V3C 4T2	<a href="mailto:kenneth1340@gmail.com">kenneth1340@gmail.com</a>
10	3382	018-366-902	Che Wing Chan and Yat Sin Wong	4738 Bruce Street Vancouver, B.C. V5N 3Z6	<a href="mailto:kathy.yclgroup@gmail.com">kathy.yclgroup@gmail.com</a>
11	3384	018-366-911	0837963 B.C. Ltd.	3384 Vanness Ave Vancouver, B.C. V5R 5A8	<a href="mailto:adipolo@hotmail.com">adipolo@hotmail.com</a>
12	301	018-366-929	Calvin Louie and Grace Louie	5243 Christopher Court Burnaby, B.C. V5H 2K3	<a href="mailto:graceklouie@gmail.com">graceklouie@gmail.com</a>
13	302	018-366-937	Jason Chan	302 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:evan.ic.chan@gmail.com">evan.ic.chan@gmail.com</a>
14	303	018-366-945	Kim Teng Tay and Jet Fah Chai	303 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	
15	304	018-366-953	Sean Anthony McKee	7348 144 Street Surrey, B.C. V3W 5S5	<a href="mailto:jasamk2199@gmail.com">jasamk2199@gmail.com</a>
16	305	018-366-961	Wai Ho Johnny Chan, as to an undivided 1/3 interest, Pui Man Lee, as to an undivided 1/3 interest, and Jimmy Wai Keung Chan, as to an undivided 1/3 interest	1233 E 53rd Ave Vancouver, B.C. V5X 1K1	<a href="mailto:johnnychan23836@gmail.com">johnnychan23836@gmail.com</a>

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(37152 - 150991)

SL	UNIT	PID	VENDORS	VENDOR ADDRESS	VENDOR EMAIL
17	306	018-366-970	Michelle Benitez	306 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:mich_beni@yahoo.com">mich_beni@yahoo.com</a>
18	401	018-366-988	Victor Cortero Hallare and Aida Berce Hallare	401 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	
19	402	018-366-996	Celine Yvonne Diamond	402 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:diamond58@shaw.ca">diamond58@shaw.ca</a>
20	403	018-367-003	Angelita Lopez Ferrer	403 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:Angelitaf890@gmail.com">Angelitaf890@gmail.com</a>
21	404	018-367-011	Lai Kwan Yuen	404 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:laikwanyuen302@gmail.com">laikwanyuen302@gmail.com</a>
22	405	018-367-020	Chieh Tsang Dick Hsu	405 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:7731988@gmail.com">7731988@gmail.com</a>
23	406	018-367-038	Henry Romero Cabanizas and Precilda Padillo Cabanizas	406 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:precy613@icloud.com">precy613@icloud.com</a>
24	501	018-367-046	Roman Alejandro Chiang and Tak In Lao	501 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:janet.chiang@hotmail.ca">janet.chiang@hotmail.ca</a>
25	502	018-367-054	Hai Ming Wu	502 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:mayws2006@hotmail.com">mayws2006@hotmail.com</a>
26	503	018-367-062	David Clyde Mangelsdorf	205 - 3205 Wetherby Road Victoria, B.C. V8P 4A3	<a href="mailto:davemdorf@hotmail.com">davemdorf@hotmail.com</a>
27	504	018-367-071	Julius Cajetan Desilva, Enakshi Patro and Joseph Peter D'Silva	504 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:juliusdesilva@yahoo.com">juliusdesilva@yahoo.com</a>
28	505	018-367-089	Chuk Chuen Leung	505 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:peterccleung@yahoo.com">peterccleung@yahoo.com</a>
29	506	018-367-097	Merlita Sosa	506 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:mersosa2014@gmail.com">mersosa2014@gmail.com</a>

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3380 VANNESS AVE., VANCOUVER, B.C. V5R 5A8  
(37152 - 150991)

SL	UNIT	PID	VENDORS	VENDOR ADDRESS	VENDOR EMAIL
30	601	018-367-101	Ferdinand Magalued Aquino and Jocelyn Bambalan Aquino	601 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:ferdz777@gmail.com">ferdz777@gmail.com</a>
31	602	018-367-119	Aiguo Xu and Xueying Yang	602 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:emilyyang168@hotmail.com">emilyyang168@hotmail.com</a>
32	603	018-367-127	Seiichiro Tamura	2-14-5 Keyakizaka Kawanishi City, Japan 666-0145	<a href="mailto:thejailbirds696guitar@gmail.com">thejailbirds696guitar@gmail.com</a>
33	604	018-367-135	Li Wei Zhu	604 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:zlwzack@gmail.com">zlwzack@gmail.com</a>
34	605	018-367-143	Tommy Jian Qiang Zhou	5894 Battison Street Vancouver, B.C. V5R 4M8	<a href="mailto:tizhou93@gmail.com">tizhou93@gmail.com</a>
35	606	018-367-151	0753861 B.C. Ltd.	742 E. Cordova Street Vancouver, B.C. V6A 1M3	<a href="mailto:david_lee74@hotmail.com">david_lee74@hotmail.com</a>
36	701	018-367-160	Cynthia Paronable Guillergan	701 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:charm.1guillerganhs@gmail.com">charm.1guillerganhs@gmail.com</a>
37	702	018-367-178	Marilyn Maiso Tagab	702 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	
38	703	018-367-186	Zakia Saad	703 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:zakia_saad@yahoo.com">zakia_saad@yahoo.com</a>
39	704	018-367-194	Carlos Jesus Cordeiro	704 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:cmira18@hotmail.com">cmira18@hotmail.com</a>
40	705	018-367-208	Chitra Suryakumar	705 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:chitra.suryakumar@emirates.com">chitra.suryakumar@emirates.com</a>
41	706	018-367-216	Daniel Agcaoili and Maryann Agcaoili	706 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:brotoneimary@gmail.com">brotoneimary@gmail.com</a>
42	801	018-367-224	Benjamin Abenojar Peralta and Febe Paclibare Peralta	801 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:fperalta@telus.net">fperalta@telus.net</a>
43	802	018-367-232	Elsie Marayag and Renaldo Lucas Marayag	802 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:reymarayag@gmail.com">reymarayag@gmail.com</a>

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(37152 - 150991)

SL	UNIT	PID	VENDORS	VENDOR ADDRESS	VENDOR EMAIL
44	803	018-367-241	Kwok-Wai Ricky Hon and Chiu Kwan Hon	803 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:annahon1960@gmail.com">annahon1960@gmail.com</a>
45	804	018-367-259	Yeuk Ching Ho	804 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	
46	805	018-367-267	Nader Parandakhteh	805 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:nader.par8@gmail.com">nader.par8@gmail.com</a>
47	806	018-367-275	Jennifer Reed and Timothy Joel Osier	806 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:tosier@shaw.ca">tosier@shaw.ca</a>
48	901	018-367-283	Florina Beley Tobias	901 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:fbtobias@yahoo.ca">fbtobias@yahoo.ca</a>
49	902	018-367-291	Kit Fong Lee	902 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:kitlee3380@gmail.com">kitlee3380@gmail.com</a>
50	903	018-367-305	Mila Savitski	903 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:savsavmir@gmail.com">savsavmir@gmail.com</a>
51	904	018-367-313	Wei Liu and Yan Hong Xie	904 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:wei3969@yahoo.ca">wei3969@yahoo.ca</a>
52	905	018-367-321	Letecia Marzan Banta, as to an undivided 1/100 interest and Noel Banta Banta, as to an undivided 99/100 interest	905 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:letbanta524@yahoo.ca">letbanta524@yahoo.ca</a>
53	906	018-367-330	Yick Kam Chan and Yin Bing Chan	906 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:fionachan3380@gmail.com">fionachan3380@gmail.com</a>
54	1001	018-367-348	Andrew Kwok Koo Cheung and Pearl Cheung	1001 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:pearlkaocheung@icloud.com">pearlkaocheung@icloud.com</a>
55	1002	018-367-356	Ha Dang	1002 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	
56	1003	018-367-364	Brian Yan Muk	1003 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:b.yanmuk@gmail.com">b.yanmuk@gmail.com</a>

JOYCE PLACE  
 3380 VANNESS AVE., VANCOUVER, B.C. V5R 5A8  
 (37152 - 150991)

SL	UNIT	PID	VENDORS	VENDOR ADDRESS	VENDOR EMAIL
57	1004	018-367-372	Teresa Louise Dirks and Douglas John Dirks	1004 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:mini1015.td@gmail.com">mini1015.td@gmail.com</a>
58	1005	018-367-381	Vivian Wai Blaker	1005 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:blaker@sfu.ca">blaker@sfu.ca</a>
59	1006	018-367-399	Harinder Singh Khangura	1006 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:herak21@hotmail.com">herak21@hotmail.com</a>
60	1101	018-367-402	Peter Byrne and Ann Byrne	1101 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:peter@kasselpainting.com">peter@kasselpainting.com</a>
61	1102	018-367-411	Ka Lok Chan, as to an undivided 90/100 Interest and Che Wing Chan, as to an undivided 10/100 interest	1102 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:kathy.vclgroup@gmail.com">kathy.vclgroup@gmail.com</a>
62	1103	018-367-429	Simon Davison	1103 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:simondavison@gmail.com">simondavison@gmail.com</a>
63	1104	018-367-437	Sean Dimitrie	1104 - 3380 Vanness Ave Vancouver, B.C. V5R 6B8	<a href="mailto:seandimitrie@gmail.com">seandimitrie@gmail.com</a>