



**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, G. Stephen Hamilton, Lawyer, 4<sup>th</sup> Floor, 500 Sixth Avenue, New Westminster,  
British Columbia, MAKE OATH AND SAY THAT:

1. I am counsel for the Petitioner and as such have personal knowledge of the facts and matters hereinafter deposed to except where those facts and matters are stated to be based upon information and belief and whereso stated, I verily believe them to be true.

2. The Petitioner has filed the following:

- (i) Petition filed 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.

(collectively, the “**Documents**”).

3. The Documents are significant in number and Affidavit #1 of Brian Yan Muk (“Mr. Muk”) itself has approximately 765 pages of exhibits. Attached hereto and marked as **Exhibit “A”** to this my Affidavit is a true copy of Mr. Muk’s Affidavit filed on September 2, 2021, without the exhibits attached.

4. There are approximately 91 different individuals registered as owners of the 63 strata lots who make up the Petitioner Strata Corporation (the “**Registered Owners**”). Each of the Registered Owners must ordinarily be personally served with the Documents.

5. Attached hereto and marked as **Exhibit “B”** to this my Affidavit is a true copy of a list of the Registered Owners prepared and kept by the Strata Corporation’s property manager, which contains a mailing address for each strata lot (the “**List**”). The List is a consolidation of information provided by owners to the Strata Corporation and maintained by the Strata Corporation’s property management company, Dwell Property Management.

6. There are also a number of registered chargeholders in respect of the common property and strata lots comprising the Strata Corporation (the “**Chargeholders**”). Attached hereto and marked as **Exhibit “C”** to this my Affidavit is a true copy of the list of the Chargeholders.

7. Mr. Muk has advised me, and I verily believe it to be true, that there are three commercial strata lots in the Strata Corporation, namely:

- (i) 3378 Vanness Avenue, Vancouver, BC (“SL 9”);
- (ii) 3382 Vanness Avenue, Vancouver, BC (“SL 10”); and
- (iii) 3384 Vanness Avenue, Vancouver, BC (“SL 11”).

8. Mr. Muk has advised me, and I verily believe it to be true, that SL 9 is occupied by a commercial tenant, SL10 is occupied by a commercial tenant, and SL 11 is owner-operated. Mr. Muk further advises that SL 10 is leased by the owner of SL11.

9. By emailed dated September 22, 2021, Mr. Muk, Strata Council President for the Strata Corporation forwarded pictures of the first and second floor lobbies of the residential tower of 3380 Vanness Avenue, Vancouver, BC to my assistant, Vivien Hsu. Attached hereto and marked as **Exhibit “D”** to this my Affidavit are true copies of the pictures of the lobbies Mr. Muk forwarded to Ms. Hsu on September 22, 2021. Mr. Muk informed Ms. Hsu that the Documents can be chained to the railing of the second floor lobby at Joyce Place and placed on a table for the Registered Owners to review.

10. Leo Chan is the property manager of the Strata Corporation. Mr. Chan advises that the Dwell Property Management website can host the Documents on its online portal. Mr. Chan also advises that approximately 43 of the 63 strata lots have already registered to the Dwell Property Management portal. Attached hereto and marked as **Exhibit “E”** to this my Affidavit is a true copy of a screenshot of the Dwell Property Management online portal for the Strata Corporation.


11. Mr. Muk advises that an owner can sign up to the online portal with Dwell Property Management by doing the following:

- (i) To activate account email clients@dwellproperty.ca with their:
  - a. Name;
  - b. Strata Plan LMS 992 (or building address); and
  - c. Unit number;
- (ii) Dwell Property Management then sends out an invitation.

12. Attached hereto and marked as **Exhibit "F"** to this my Affidavit is a true copy of a draft cover letter to the Registered Owners with instructions as to how to obtain and review copies of the exhibits to the Documents.

13. It is my belief that if the Documents are served alternatively by securing a bound copy in a conspicuous location on the second floor lobby of Joyce Place, delivering them to the Registered Owners by regular mail to the address of the strata lot on the List, and posting the Documents on the Dwell Property Management online portal, that these methods will be the most effective in bringing the Documents to the knowledge of the Registered Owners. It is also my belief that mailing the Documents without the exhibits attached to the Chargeholders will also be effective in bringing the Documents to the knowledge of the Chargeholders. Furthermore, it is also my belief that posting the Documents in a sealed envelope without the attached exhibits and posting them to the front door of the Commercial Tenants will be the most effective method of bringing the Documents to the knowledge of the Commercial Tenants.

SWORN BEFORE ME at New  
 Westminster, Province of British  
 Columbia, this 6<sup>th</sup> day of October, 2021



\_\_\_\_\_  
 A Commissioner for taking Affidavits  
 in British Columbia



\_\_\_\_\_  
 G. STEPHEN HAMILTON

**Jordan J. Kinghorn**  
 Barrister & Solicitor  
 Hamilton & Company  
 4<sup>th</sup> Floor, 500 Sixth Avenue  
 New Westminster, BC V3L 1V3  
 604.630.7462



This is the 1<sup>st</sup> affidavit of Brian Yan Muk in this case and was made on September 1, 2021

NO. S217956 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, Brian Yan Muk, Software Product Manager, MAKE OATH AND SAY THAT:

- 1. I am the Strata Council President for The Owners, Strata Plan LMS 992 (the "Strata Corporation"), and as such have personal knowledge of the matters and facts herein set forth in this Affidavit, save and except where same are stated to be based upon information and belief and, where so stated, I verily believe same to be true.
2. The Strata Corporation is commonly referred to as "Joyce Place" and civically located at 3380 Vanness Avenue, Vancouver, BC.
3. The Strata Corporation is a mixed-use 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. Attached hereto and marked as Exhibit "A" to this my Affidavit is a true copy of title searches for the strata lots in Joyce Place; and the Strata Corporation's common property index.
5. Attached hereto and marked as Exhibit "B", to this my Affidavit are true copies of the BC Assessment Roll Reports with respect to the Strata Lots.

This is Exhibit "A" referred to in the affidavit of... Sr. Stephan Hamilton... sworn before me at... New Westminster... this 6 day of... October... 2021

{HC-26800-01706395;1}

Commissioner for taking Affidavits for British Columbia

6. The Strata Plan establishing the Strata Corporation was filed at the land title office on September 3, 1993. Attached hereto and marked as **Exhibit "C"** to this my Affidavit is a true copy of Strata Plan LMS 992.

7. The Strata Corporation does not have any other land held in the name of or on behalf of it that is not shown on Strata Plan LMS 992.

8. The building components of Joyce Place suffer from numerous deficiencies, which include leaking windows, ineffective "face-seal" stucco cladding and structural defects (the "Building Deficiencies"). Attached hereto and marked as **Exhibit "D"** to this my affidavit is a true copy of a Building Envelope Condition Assessment prepared by MGH Consulting Inc. dated January 3, 2017 (the "BECA").

9. According to the BECA, the projected cost to repair the Building Deficiencies in 2016 dollars was estimated at approximately \$2 to \$3 Million. A report prepared by Axiom Builders dated January 24, 2020 (the "Axiom Report") estimates the cost for exterior repairs to Joyce Place at approximately \$6.3 Million. Attached hereto and marked as **Exhibit "E"** to this my affidavit is a true copy of the Axiom Report.

10. After receiving the BECA, the Strata Council began to explore alternatives to manage the financially burdensome repair expenses, including the possibility of selling the strata lands to a developer as part of a wind-up procedure under the *Strata Property Act*.

11. The Strata Council interviewed a number of experienced real estate agents to assist with the possibility of selling the strata lands and by in or around June 2017, the firm of Colliers Macaulay Nicolls Inc. ("Colliers") was chosen by the Strata Corporation as listing agent for the sale of Joyce Place. Attached hereto and marked as **Exhibit "F"** to this my affidavit is a true copy of an exclusive listing agreement between Colliers and the Strata Corporation, with addendums to extend the terms of the listing.

12. Colliers launched a marketing campaign for Joyce Place in September 2017, with an initial bid date scheduled for October 26, 2017. The marketing activities performed by Colliers included:

- Electronic marketing distributed to approximately 1500 prospective purchasers;
- Property Brochures created for prospective buyers;
- Confidential Information Memorandum created to provide prospective buyers with relevant property information;
- Data room created to provide additional property and area information; and
- Online exposure through collierscanada.com (Listing #23249) which has received close to 700 views.

Attached hereto and marked as **Exhibit "G"** to this my affidavit are true copies of marketing reports from Colliers.

13. By in or around late January 2018, the Strata Corporation received a letter of intent from Cressey Projects Corporation, which set out the basic terms upon which Cressey would be prepared to purchase Joyce Place.

14. Throughout January and February 2018, the Strata Corporation and Cressey negotiated the terms of a letter of intent with the assistance of legal counsel.

15. On February 15, 2018, the Strata Council accepted the terms of Cressey's letter of intent and thereafter scheduled a special general meeting of owners to seek authority to move forward with Cressey's proposal to purchase Joyce Place.

16. On April 12, 2018, the Strata Corporation held a special general meeting to consider Cressey's letter of intent and approved funding for legal expense to negotiate the terms of a purchase and sale agreement with Cressey.

17. Following the special general meeting, the Strata Council negotiated the terms of a purchase and sale agreement with Cressey, which was executed by the Strata Council on October 3, 2018. However, Cressey elected not to proceed with its purchase and the purchase and sale agreement between the Strata Corporation and Cressey was terminated on January 28, 2019.

18. After the contract with Cressey came to an end, Colliers reached out to parties who had previously expressed an interest in buying Joyce Place, and eventually received an offer from IntraCorp Acquisition Co. Ltd. (“IntraCorp”), with a purchase price of \$41,400,000.00. On or about December 11, 2019, following several months of negotiations, the Strata Council accepted an offer from IntraCorp, subject to ownership approval at a special general meeting and other conditions.

19. The IntraCorp offer included a term to advance to the Strata Corporation the sum of up to \$2,000,000.00 on the proposed purchase price, which funds could be used by the Strata Corporation to complete repairs to the townhouses at Joyce Place. This was an important feature of IntraCorp’s offer as the Strata Corporation was facing increasing pressure from the City of Vancouver to complete structural repairs to the townhouses, as described later in my affidavit.

20. On May 13, 2020, the Strata Corporation held a special general meeting (“May 2020 SGM”) to vote on a number of resolutions, including a resolution to wind-up the Strata Corporation with a liquidator. The resolution to wind-up the Strata Corporation received 50 votes in favour and 15.5 votes against, and was therefore defeated. A resolution to fund townhouse repairs was also defeated. Attached hereto and marked as **Exhibit “H”** to this my affidavit is a true copy of the May 2020 SGM minutes.

21. Following the May 2020 SGM, the Strata Council was facing a serious issue regarding the unsafe condition of the townhouses, and the ownership’s refusal to raise money to complete the townhouse repairs made it impossible for the Strata Corporation to satisfy the City of Vancouver’s work order. As a consequence, the Strata Council considered the possibility of applying to the BC Supreme Court to appoint an administrator or, alternatively, to ask the court to impose a special levy on owners to fund the townhouse repairs. However, before doing so, the Strata Council scheduled another special general meeting for July 11, 2020 (“July 2020 SGM”) to approve funding of \$1,800,000.00 to complete the most urgent townhouse repairs. Fortunately, owners approved a special levy of \$1,800,000.00 for the purpose of repairing the townhouses. Attached hereto and marked as **Exhibit “I”** to this my affidavit is a true copy of the July 2020 SGM minutes.

22. On January 11, 2021, the Strata Council entered into a new purchase and sale agreement (the "PSA") with IntraCorp, on terms similar to the earlier agreement with Intracorp, with the main difference being that IntraCorp removed its offer to advance money for the townhouse repairs. Attached hereto and marked as **Exhibit "J"** to this my affidavit is true copy of the January 11, 2021 PSA.

23. On February 18, 2021, Intracorp removed the "Purchaser's First Condition" in the PSA, which triggered the Strata Corporation's obligation to hold a special general meeting to approve a wind-up resolution in accordance with the provisions of the *Strata Property Act*. Attached hereto and marked as **Exhibit "K"** to this my affidavit is a true copy of IntraCorp's Notice of Waiver of Condition Precedent dated February 18, 2021.

24. On July 7, 2021, the Strata Corporation held a special general meeting (the "July 2021 SGM") to accept the January 11, 2021 PSA and to wind-up the Strata Corporation. With 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.

25. Attached hereto and marked as **Exhibit "L"** to this my affidavit is a true copy the July 2021 SGM notice package.

26. In addition to the information contained in the July 2021 SGM Notice package, each owner received a sale price breakdown letter, true copies of which are attached hereto and marked as **Exhibit "M"** to this my affidavit.

27. Attached hereto and marked as **Exhibit "N"** to this my affidavit is a true copy of the July 2021 SGM minutes.

28. In accordance with the terms of the PSA, IntraCorp has assigned its rights under the PSA to IntraCorp Vanness Limited Partnership. Attached hereto and marked as **Exhibit "O"** to this my affidavit is a true copy of a Notice of Assignment dated August 25, 2021.



## TOWNHOUSES

29. In or around January 2017, the Strata Corporation retained MGH Consulting Inc. (“MGH”) to investigate the condition of the Townhouses, which revealed that the wood framing between the 1<sup>st</sup> floor and 2<sup>nd</sup> floor at the north elevation walls of Townhouses #3362 and #3376 was severely decayed.

30. In or around October 2018, the Strata Corporation hired a contractor to install shoring for the townhouses. However, the severity and extent of the decay to the structure was greater than initially anticipated to allow proper shoring installation, and as result, the Strata Corporation authorized a further investigation to be conducted in or around late 2018 (the “2018 Investigation”).

31. During the 2018 Investigation, MGH found that Townhouse units #3362, #3364, #3366, #3368, #3370, #3372, and #3376 required immediate installation of structural shoring. Townhouse #3374 was the only unit found not to require immediate repairs. Attached hereto and marked as **Exhibit “P”** to this my Affidavit is a true copy of the Structural Assessment from the 2018 Investigation, dated October 31, 2018.

32. In or around April 2019, Apex Building Science Inc. (“Apex”) was hired by the Strata Corporation to assess the condition of the townhouses. Apex subsequently provided a Structural Opinion Review (the “SOR”) to the Strata Corporation. The SOR found that the north walls of the Townhouses were in poor condition and required immediate attention. The SOR also stated that the current conditions of the Townhouses represented a significant health and safety risk for both the occupants and general public. Attached hereto and marked as **Exhibit “Q”** to this my Affidavit is a true copy of the SOR, dated April 17, 2019.

33. On or around October 7, 2019, the Strata Corporation received an Unsafe Order (the “October Unsafe Order”) from the City of Vancouver. Attached hereto and marked as **Exhibit “R”** to this my Affidavit is a true copy of the October Unsafe Order.

34. The October Unsafe Order, required the Strata Corporation to immediately provide any shoring required to keep the Townhouses safe. The Strata Corporation was also ordered to

obtain the required building permit to correct the unsafe conditions within 30 days of the date of the October Unsafe Order.

35. On or around November 18, 2019, the Strata Corporation received another Unsafe Order (the “November Unsafe Order”) from the City of Vancouver. Attached hereto and marked as **Exhibit “S”** to this my Affidavit is a true copy of the November Unsafe Order.

36. The November Unsafe Order required the Strata Corporation to immediately provide any shoring required to keep the Townhouses safe. The Strata Corporation was also ordered to obtain the requisite building permit to correct the unsafe conditions within 14 days of the date of the November Unsafe Order.

37. In or around June 2020, following approval of the \$1.8 Million special levy, the Strata Corporation hired RDH Building Science Inc. (“RDH”) to conduct a visual review of the Townhouses and evaluate the life-safety issues associated with the existing deterioration. RDH subsequently provided a Targeted Structural Assessment to the Strata Corporation (the “TSA”). The TSA recommended that a structural engineer and contractor be retained to evaluate the underlying wood framing of units #3364 - #3374, and that a structural engineer review the existing shoring in unit #3376. Attached hereto and marked as **Exhibit “T”** to this my Affidavit is a true copy of the TSA, dated June 25, 2020.

38. On August 20, 2020, the Strata Corporation received a Summons to a Person Charged With An Offence for failing to comply with an order contrary to section 3.2.1.1(1)(e) Vancouver Building Bylaw 12511 Div. C Part 3 (the “Summons”). Attached hereto and marked as **Exhibit “U”** to this my Affidavit is a true copy of the Summons received by the Strata Corporation.

39. On December 2, 2020, the Strata Corporation plead guilty to the bylaw offence, and the Provincial Court of British Columbia issued a Conviction – Imposition of Fine against the Strata Corporation for \$5,000.00 (the “Conviction and Fine”). Attached hereto and marked as **Exhibit “V”** to this my Affidavit is a true copy of the Conviction and Fine.

40. In May 2021, the Strata Corporation hired a contractor under the supervision of RDH to install shoring for the townhouses. It is my understanding that the townhouses are now in a safe condition, however more extensive permanent building exterior repairs to the townhouses is required at a cost of approximately \$2.3 Million. Attached hereto and marked as **Exhibit "W"** to this my affidavit is a true copy of a Design Report prepared by RDH dated April 30, 2021, for repairs to the townhouses.

41. The Strata Council has postponed taking further steps to repair the townhouses until the outcome of the winding-up petition is determined.

SWORN BEFORE ME at New Westminster, )  
Province of British Columbia, this 1<sup>st</sup> day of )  
September, 2021 )  
)  
)  
)  
)  
A Commissioner for taking Affidavits )  
in British Columbia )

  
\_\_\_\_\_  
BRIAN YAN MUK

**G. Stephen Hamilton**  
Barrister & Solicitor  
Hamilton & Company  
4<sup>th</sup> Floor, 500 Sixth Avenue  
New Westminster, BC V3L 1V3  
604.630.7462

# Owner Directory

Strata Plan LMS992 (lms0992)  
Sort by: Unit

Dwell Property Management  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9

Page 009

[www.dwellproperty.ca](http://www.dwellproperty.ca)

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

This is Exhibit " B " referred to in the  
affidavit of... G. Stephan Hamilton  
sworn before me at... New Westminster  
this... 6... day of... October... 2021.

.....  
A Commissioner for Taking Affidavits  
for British Columbia

**Owner Directory**

Strata Plan LMS992 (Ims0992)  
Sort by: Unit

**Dwell Property Management**  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9

[www.dwellproperty.ca](http://www.dwellproperty.ca)

| Unit Info. (SL, U/E, PID)<br>Name   | Phone/Email  | Type           | Status  | Move-in |
|---|--|----------------|---------|---------|
| <b>Unit # 0402 (SL: 19 U/E: 581 PID: n/a)</b><br><b>Diamond, Celine &amp; Mackenzie, Ian</b><br>402 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8       | Res: (604)430-8885<br>Wk: (604)630-3372<br>Cell: (778)837-3400<br><a href="mailto:diamond58@shaw.ca">diamond58@shaw.ca</a>               | Owner Occupant | Current | unknown |
| <b>Unit # 0403 (SL: 20 U/E: 501 PID: n/a)</b><br><b>Ferrer, Angelita Lopez</b><br>403 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8                     | Res: (778)522-8554<br>Cell: (778)680-1967<br><a href="mailto:AngelitaF890@gmail.com">AngelitaF890@gmail.com</a>                          | Owner Occupant | Current | unknown |
| <b>Unit # 0404 (SL: 21 U/E: 604 PID: n/a)</b><br><b>Yuen, Lai-Kwan Michelle</b><br>404 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8                    | Res: (604)454-0477<br>Wk: (604)879-7213<br>Cell: (778)859-7228<br><a href="mailto:laikwanyuen302@gmail.com">laikwanyuen302@gmail.com</a> | Owner Occupant | Current | unknown |
| <b>Unit # 0405 (SL: 22 U/E: 525 PID: n/a)</b><br><b>Li, Yufu Peggy</b><br>405 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8                             | Res: (604)828-2482<br>Wk: (604)773-198<br><a href="mailto:7781988@gmail.com">7781988@gmail.com</a>                                       | Owner Occupant | Current | unknown |
| <b>Unit # 0406 (SL: 23 U/E: 575 PID: n/a)</b><br><b>Cabanizas, Henry &amp; Cabanizas, Precilda</b><br>406 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8 | Res: (604)431-0147<br>Wk: (604)660-4572<br>Cell: (778)889-9193<br><a href="mailto:precy613@icloud.com">precy613@icloud.com</a>           | Owner Occupant | Current | unknown |
| <b>Unit # 0501 (SL: 24 U/E: 605 PID: n/a)</b><br><b>Chiang, Roman &amp; Chiang, In Tak</b><br>501 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8         | Res: (604)438-3115<br>Wk: (604)338-9775<br>Cell: (778)861-1221<br><a href="mailto:janet.chiang@hotmail.ca">janet.chiang@hotmail.ca</a>   | Owner Occupant | Current | unknown |
| <b>Unit # 0502 (SL: 25 U/E: 581 PID: n/a)</b><br><b>Wu, Hai Ming Amanda</b><br>502 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8                        | Res: (604)322-5980<br>Cell: (604)722-5861<br><a href="mailto:mayws2006@hotmail.com">mayws2006@hotmail.com</a>                            | Owner Occupant | Current | unknown |

**Owner Directory**Strata Plan LMS992 (lms0992)  
Sort by: Unit**Dwell Property Management**  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9[www.dwellproperty.ca](http://www.dwellproperty.ca)

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

**Owner Directory**

Strata Plan LMS992 (lms0992)  
Sort by: Unit

**Dwell Property Management**  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9

[www.dwellproperty.ca](http://www.dwellproperty.ca)

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

**Owner Directory**Strata Plan LMS992 (lms0992)  
Sort by: Unit**Dwell Property Management**  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9[www.dwellproperty.ca](http://www.dwellproperty.ca)

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



**Owner Directory**

Strata Plan LMS992 (lms0992)

Sort by: Unit

**Dwell Property Management**  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9

[www.dwellproperty.ca](http://www.dwellproperty.ca)

| <b>Unit Info. (SL, U/E, PID)</b>              | <b>Name</b>   | <b>Phone/Email</b>   | <b>Type</b>    | <b>Status</b> | <b>Move-in</b> |
|---|---|--|----------------|---------------|----------------|
| <b>Unit # 0806 (SL: 47 U/E: 575 PID: n/a)</b> | <b>Reed, Jennifer</b><br>806 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8                      | Res: (604)737-7869   | Owner Occupant | Current       | unknown        |
| <b>Unit # 0901 (SL: 48 U/E: 605 PID: n/a)</b> | <b>Tobias, Florina Beley</b><br>901 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8               | Res: (604)434-3073<br>Wk: (604)636-1124<br>Cell: (778)706-7411<br><a href="mailto:fbtobias@yahoo.ca">fbtobias@yahoo.ca</a>       | Owner Occupant | Current       | unknown        |
| <b>Unit # 0902 (SL: 49 U/E: 581 PID: n/a)</b> | <b>Lee, Kit Fong</b><br>902 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8                       | Res: (604)565-6062<br>Wk: (604)688-6323<br>Cell: (604)565-6062<br><a href="mailto:kitlee3380@gmail.com">kitlee3380@gmail.com</a> | Owner Occupant | Current       | unknown        |
| <b>Unit # 0903 (SL: 50 U/E: 501 PID: n/a)</b> | <b>Savitski, Mila</b><br>903 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8                      | Cell: (604)600-5991<br><a href="mailto:savsavmir@gmail.com">savsavmir@gmail.com</a>  | Owner Occupant | Current       | unknown        |
| <b>Unit # 0904 (SL: 51 U/E: 604 PID: n/a)</b> | <b>Liu, Wei &amp; Xie, Yan Hong</b><br>904 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8        | Res: (778)892-8126<br>Wk: (778)892-8126<br>Cell: (778)892-8126<br><a href="mailto:wei3969@yahoo.ca">wei3969@yahoo.ca</a>         | Owner Occupant | Current       | unknown        |
| <b>Unit # 0905 (SL: 52 U/E: 525 PID: n/a)</b> | <b>Banta Noel &amp; Banta, Letecia</b><br>905 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8     | Res: (604)565-7720<br>Wk: (778)322-5150<br><a href="mailto:letbanta524@yahoo.ca">letbanta524@yahoo.ca</a>                        | Owner Occupant | Current       | unknown        |
| <b>Unit # 0906 (SL: 53 U/E: 575 PID: n/a)</b> | <b>Chan, Yick Kam &amp; Chan, Yin Bing</b><br>906 - 3380 Vanness Ave.,<br>Vancouver, BC V5R 6B8 | Wk: (604)779-8989<br>Cell: (604)780-0303<br><a href="mailto:fionachan3380@gmail.com">fionachan3380@gmail.com</a>                 | Owner Occupant | Current       | unknown        |

**Owner Directory**Strata Plan LMS992 (lms0992)  
Sort by: Unit**Dwell Property Management**  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9[www.dwellproperty.ca](http://www.dwellproperty.ca)

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

**Owner Directory**Strata Plan LMS992 (lms0992)  
Sort by: Unit**Dwell Property Management**  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9[www.dwellproperty.ca](http://www.dwellproperty.ca)

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

7

**Owner Directory**

Strata Plan LMS992 (lms0992)  
Sort by: Unit

**Dwell Property Management**  
Suite 170, 4311 Viking Way, Richmond, BC V6V 2K9

[www.dwellproperty.ca](http://www.dwellproperty.ca)

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

This is Exhibit " C " referred to in the  
affidavit of Mr. Stephen Hamilton  
sworn before me at New Westminster  
this 6 day of October 2021

  
-----  
A Commissioner for Taking Affidavits  
for British Columbia

**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 <sup>rd</sup> 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<br>(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<br>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 |



This is Exhibit " D " referred to in the  
 affidavit of Mr. Stephen Hamilton  
 sworn before me at New Westminster  
 this 6 day of October 2021

*[Signature]*  
 A Commissioner for taking Affidavits  
 for British Columbia



STRATA PLAN LMS992 - JOYCE PLACE

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- OWNERS

Event Date: July 07, 2021

**SGM Results**

Hello Owner, LMS 992 -

Here are the results of the SGM:

Resolution #1 - 80% vote to approve: the cancellation of the strata plan; dissolution of the Strata Corporation; appointment of a liquidator; surrender of interests; estimated costs of winding up; and interest schedule

52 In Favour  
 11.5 Against  
 APPROVED (81.98% > 80%)

Resolution #2 - 3/4 vote to approve the disposition under Secti...

Date Posted: July 08, 2021

**READ MORE**

This is Exhibit "E" referred to in the affidavit of G. Stephen Hamilton sworn before me at New Westminster this 10 day of October 2021.

  
 A Commissioner for taking Affidavits for British Columbia

Event Date: July 05, 2021

**What if part 2**

Inaction is not an option. This leads me to believe the likelihood of raising funds in the future to complete the necessary repairs to be near impossible.

This means there is a high level of certainty that we will require the BC Supreme Court to step in and manage our strata for us. Read here for what happened to a similar strata where they got slapped with a \$16.8M levy: <https://vancouver.sun...>

Date Posted: July 05, 2021

[READ MORE](#)

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Event Date: August 04, 2020

### Results from AGM

Official minutes to be published online within 2 weeks. Minutes are no longer mailed.

Date Posted: August 05, 2020

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### City lawsuit update

Date Posted: July 15, 2020

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HOME

DOCUMENTS

COUNCIL

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OWNERS

Event Date: July 07, 2021

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**READ MORE**

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### City lawsuit update

Date Posted: July 15, 2020

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**HAMILTON & COMPANY**  
— STRATA | LITIGATION —

G. Stephen Hamilton 30

Lawyer

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

Vivien Hsu

Legal Assistant

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 5, 2021

**BY REGULAR MAIL**

To Owners of The Owners, Strata Plan LMS 992

Dear Sirs/Mesdames:

This is Exhibit " F " referred to in the affidavit of Dr. Stephen Hamilton sworn before me at New Westminster this 6 day of October 2021

  
A Commissioner for taking Affidavits  
for British Columbia

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

We are lawyers for the Strata Corporation. We represent only the Strata Corporation and cannot provide you with any legal advice concerning this matter. You should obtain your own independent legal advice. Also, any information you provide to us in response to this letter, or during any related legal proceedings, will not be kept confidential from the Strata Corporation.

We enclose for service upon you a copy of the following documents:

1. Petition filed September 2, 2021;
2. Affidavit #1 of Brian Yan Muk filed September 2, 2021 (without exhibits);
3. Affidavit #1 of Hart Buck filed September 23, 2021 (without exhibits); and
4. Order of ♦ pronounced ♦(Alternative Service Order).

(the "Documents")

The Documents will be posted on Dwell Property Management's online portal (the "Portal") with exhibits and a hard copy will also be placed in a binder at the second floor lobby of the residential tower of 3380 Vanness Avenue, Vancouver, BC. In order to access the Portal please email [clients@dwellproperty.ca](mailto:clients@dwellproperty.ca) with your:

- Name;
- Strata Plan LMS 992 (or building address); and
- Your Unit Number.

Once you have provided the above information Dwell will send out an invitation for you to register your account.

You may also email my assistant, Vivien Hsu at [vhsu@hamiltonco.ca](mailto:vhsu@hamiltonco.ca) to request an electronic copy of the Documents.

**HAMILTON & COMPANY**

4<sup>th</sup> Floor, 500 Sixth Avenue  
New Westminster, BC V3L 1V3

**Phone:** 604.630.7462  
**Fax:** 604.630.7489

**Website:** [www.hamiltonco.ca](http://www.hamiltonco.ca)



File No. 26800  
October 5, 2021  
Page 2 of 2

The exhibits will also be available for viewing and photocopying at our office during regular business hours from 9:00 a.m. to 4:30 p.m. Monday to Friday. Please contact reception at 604-630-7462 to make arrangements for viewing before attending at our office. Our office is located at 4<sup>th</sup> Floor, 500 Sixth Avenue, New Westminster, BC.

Yours truly,

HAMILTON & COMPANY

G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures

