

**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**

**LIST OF DOCUMENTS**

**Prepared by:** the Plaintiff, Intracorp Vanness Limited Partnership (the "listing party")

**PART 1 DOCUMENTS THAT ARE OR HAVE BEEN IN THE LISTING PARTY'S POSSESSION OR CONTROL, AND THAT COULD BE USED BY ANY PARTY AT TRIAL TO PROVE OR DISPROVE A MATERIAL FACT** (all documents listed herein are copies unless otherwise indicated)

No.	Date of document (dd/mmm/yyyy)	Description of document	Indicate by a check mark if the document is no longer in the listing party's possession or control	Indicate, for each document listed in this Part by way of an amendment to this List of Documents under rule 7-1 (9), (12) or (14), the date on which the document was listed
1.1	N/A	Schedule A – List of Documents dated June 3, 2025	<input type="checkbox"/>	

**PART 2 OTHER DOCUMENTS TO WHICH THE LISTING PARTY INTENDS TO REFER AT TRIAL**

No.	Date of document (dd/mmm/yyyy)	Description of document	Indicate by a check mark if the document is no longer in the listing party's possession or control	Indicate, for each document listed in this Part by way of an amendment to this List of Documents under rule 7-1 (9), (12) or (14), the date on which the document was listed
2.1	Nil		<input type="checkbox"/>	

**PART 3 DOCUMENTS THAT RELATE TO A MATTER IN QUESTION IN THE ACTION**

No.	Date of document (dd/mmm/yyyy)	Description of document	Indicate by a check mark if the document is no longer in the listing party's possession or control	Indicate, for each document listed in this Part by way of an amendment to this List of Documents under rule 7-1 (9), (12) or (14), the date on which the document was listed
3.1	Nil		<input type="checkbox"/>	

**PART 4 DOCUMENTS FOR WHICH PRIVILEGE FROM PRODUCTION IS CLAIMED**

1. Correspondence, notes, memoranda and communications which passed in confidence between the client and its solicitor(s) for the purpose of obtaining legal advice for the client.
2. Correspondence, notes memoranda, minutes of evidence and all documents consisting solely of confidential communications, which, since the commencement of this action or in view of this action or while this action was being contemplated, threatened or anticipated, passed between the client, or its agents, and the client's solicitor(s) for the purpose of obtaining or furnishing information and material to be used as evidence on its behalf in this action, or to enable such evidence to be obtained, and to enable the client's solicitor(s) to conduct this action on the client's behalf and advise the client with reference thereto.
3. Correspondence, notes and communication between the client, or its agents, and third parties made for the purpose of obtaining information to be submitted to the client's legal advisors for the purpose of obtaining advice upon pending or contemplated litigation.
4. Notes and documents, correspondence, minutes of evidence and memoranda, being the work of the client's legal advisors.
5. Correspondence and communications stated to be without prejudice or made for the purpose of settlement.

TAKE NOTICE that the documents listed in Parts 1, 2 or 3 of this List of Documents that are not shown as no longer being in the party's possession or control may be inspected and copied, during normal

business hours, at the offices of **Cassels Brock & Blackwell LLP**, 2200 – 885 West Georgia Street, Vancouver, British Columbia.

Dated: 03/Jun/2025

*Implied undertaking to the court*

*Documents produced are not to be used by the other party(ies) except for the purposes of this litigation unless and until the scope of the undertaking is varied by a court order or other judicial order, consent or statutory override or a situation of immediate and serious danger emerges. This implied undertaking continues despite settlement or completion of this litigation.*



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Signature of

☐ listing party    ☒ lawyer for listing party

Jordanna Cytrynbaum/Rajit Mittal/Shermaine Chua

## Schedule A - List of Documents dated June 3, 2025

PRODNO	Lead Date	Date	Doc Type	Title	Author/Sender	Recipients	cc
IN00001	1/3/2017	1/3/2017	Report	Building Envelope Condition Assessment at Joyce Place	Brian Lee, P. Eng. (of MGH Consulting Inc.)		
IN00002	10/25/2019	10/25/2019	Proposal	Electrical Budget Proposal from Cairns Electric Ltd.	CAIRNS ELECTRIC LTD.	CKS Management	
IN00003	11/18/2019	11/18/2019	Order	Unsafe Order CF2019-021780; Unsafe Order CF-2019-012780 Re: 3362 Vanness Avenue (3364-3376 Vanness Avenue)	P. Ryan of City of Vancouver	Forning Chan; Kevin Chan; Owners Strata Plan LMS992	
IN00004	12/11/2020	12/11/2020	Order	Order of Justice Schwartz (Provincial Court of BC, No. 37501, Robson)			
IN00005	1/11/2021	1/11/2021	Agreement	Purchase and Sale Agreement between INTRACORP ACQUISITION CO. LTD. and THE OWNERS, STRATA PLAN LMS992 (with Schedules A, B, C, D, E, F and G)			
IN00006	2/18/2021	2/18/2021	Notice	Notice of Waiver of Condition Precedent (Purchaser's First Condition)	Intracorp Acquisition Co. Ltd.	The Owners, Strata Plan LMS992	
IN00007	7/8/2021	7/8/2021	Agreement	Amendment / Addendum No. 1 to Purchase and Sale Agreement dated January 11, 2021 between Intracorp Acquisition Co. Ltd. and The Owners, Strata Plan LMS992			
IN00008	7/30/2021	7/30/2021	Agenda	Agenda (and Documents) of Greater Vancouver Sewerage and Drainage District Board of Directors Regular Board Meeting	Metro Vancouver		
IN00009	8/25/2021	8/25/2021	Agreement	Assignment Agreement between INTRACORP ACQUISITION CO. LTD. and INTRACORP VANNESS LIMITED PARTNERSHIP			
IN00010	8/25/2021	8/25/2021	Notice	Notice of Assignment (with Schedule A)	INTRACORP ACQUISITION CO. LTD. and INTRACORP VANNESS LIMITED PARTNERSHIP	THE OWNERS, STRATA PLAN LMS992	
IN00011	9/2/2021	9/2/2021	Affidavit	Affidavit #1 of Brian Muk made September 1, 2021 - filed September 2, 2021 (SCBC File No. S-217956)	Brian Muk		
IN00012	11/3/2021	11/3/2021	Report	2022 Engineering Fees	General Manager of Engineering Services	Vancouver City Council	
IN00013	11/5/2021	11/5/2021	Notice	Confirmation Condition Extension Notice to January 31, 2022	Intracorp Vanness Limited Partnership	The Owners, Strata Plan LMS992	
IN00014	12/7/2021	12/7/2021	Minutes	Council Meeting Minutes - December 7, 2021	City of Vancouver		
IN00015	1/1/2022	1/1/2022	Bylaw	South Coast British Columbia Transportation Authority Bylaw Number 143-2021 A Bylaw to Impose Development Cost Charges	South Coast British Columbia Transportation Authority		
IN00016	1/10/2022	1/10/2022	Notice	Notice of Extension of Purchaser's Court Confirmation Condition to May 31, 2022 (with Schedule A)	Intracorp Vanness Limited Partnership	The Owners, Strata Plan LMS992	
IN00017	3/24/2022	3/24/2022	Bylaw	South Coast British Columbia Transportation Authority Bylaw Number 144-2021 A Bylaw imposing Property Tax for the year 2022 (with Schedule 1)	South Coast British Columbia Transportation Authority		
IN00018	3/24/2022	3/24/2022	Bylaw	South Coast British Columbia Transportation Authority Bylaw Number 145-2021 A Bylaw imposing Replacement Tax for the year 2022 (with Schedule 1)	South Coast British Columbia Transportation Authority		
IN00019	5/5/2022	5/5/2022	Report	Climate Emergency - Bylaw and Policy Updates Applicable to New Buildings	General Manager of Planning, Urban Design and Sustainability	Vancouver City Council	
IN00020	5/10/2022	5/10/2022	Notice	Notice of Extension of Purchaser's Court Confirmation Condition (to July 8, 2022) (with Schedule A)	INTRACORP VANNESS LIMITED PARTNERSHIP	The Owners, Strata Plan LMS992	
IN00021	6/7/2022	6/7/2022	Bylaw	Vacancy Tax Bylaw No. 11674	City of Vancouver		
IN00022	6/7/2022	6/7/2022	Bylaw	By-laws 1 to 17 to Amend	City of Vancouver		
IN00023	6/7/2022	6/7/2022	Minutes	Council Meeting Minutes - June 7, 2022	City of Vancouver		
IN00024	6/20/2022	6/20/2022	Agreement	First Amendment to Purchase and Sale Agreement between INTRACORP VANNESS LIMITED PARTNERSHIP and THE OWNERS, STRATA PLAN LMS992 (with Schedule A)			
IN00025	6/22/2022	6/22/2022	Report	Report - Vancouver Development Cost Levy By-Law Update (2023-2032) - June 22, 2022	City of Vancouver		
IN00026	6/22/2022	6/22/2022	Minutes	Minutes - Standing Committee on Policy and Strategic Priorities - June 22, 2022	City of Vancouver		

## Schedule A - List of Documents dated June 3, 2025

PRODNO	Lead Date	Date	Doc Type	Title	Author/Sender	Recipients	cc
IN00027	6/24/2022	6/24/2022	Agenda	Agenda (and Documents) Greater Vancouver Sewerage and Drainage District (GVS&DD) Board of Directors Regular Board Meeting Agenda, dated June 24, 2022	Metro Vancouver - Greater Vancouver Sewerage and Drainage District		
IN00028	7/22/2022	7/22/2022	Document	Vancouver Plan 2050	City of Vancouver		
IN00029	8/20/2022	8/20/2022	Agreement	Second Amendment to Purchase and Sale Agreement between Intracorp Vanness Limited Partnership and The Owners, Strata Plan LMS992 (with Schedule A)			
IN00030	10/19/2022	10/19/2022	Order	Order of Justice Marzari made October 19, 2022 (SCBC No. S-217956)			
IN00031	11/2/2022	11/2/2022	Report	2023 Engineering Fees	General Manager of Engineering Services	Vancouver City Council	
IN00032	11/14/2022	11/14/2022	Document	2022 & 2023 Schedule of Fees for Development and Building Related Permits	City of Vancouver		
IN00033	11/28/2022	11/28/2022	Agreement	Third Amendment to Purchase and Sale Agreement between Intracorp Vanness Limited Partnership and Crowe McKay & Company Ltd., Court Approved Liquidator, for The Owners Strata Plan LMS992 (with Schedule A)			
IN00034	12/6/2022	12/6/2022	Minutes	Council Meeting Minutes - December 6, 2022	City of Vancouver		
IN00035	3/7/2023	3/7/2023	Bylaw	Vancouver Building By-law 2019 - Division B - Part 10 Energy and Water Efficiency			
IN00036	3/10/2023	3/10/2023	Bylaw	Greater Vancouver Water District Bylaw No. 257, 2022 A Bylaw to impose Development Cost Charges (with Statutory Approval)	Deputy Inspector of Municipalities		
IN00037	4/6/2023	4/6/2023	Order	Order of Judge Jamieson (Provincial Court of BC, File 38027, Robson)			
IN00038	5/1/2023	5/1/2023	Report	REPORT BACK - Increasing the Empty Home Tax to Five Percent and Improving Compliance	Director of Finance	Standing Committee on City Finance and Services	
IN00039	6/1/2023	6/1/2023	Notice	Notice of Satisfaction of Condition Precedent (Vendor's Third Condition)	The Owners, Strata Plan LMS992	Intracorp Vanness Limited Partnership	
IN00040	6/27/2023	6/27/2023	Notice	Notice of Extension ( Purchaser's Second Condition to January 4, 2024)	INTRACORP VANNESS LIMITED PARTNERSHIP	THE OWNERS, STRATA PLAN LMS992	
IN00041	6/27/2023	6/27/2023	Notice	Notice of Waiver of Condition Precedent (Purchaser's Court Confirmation Condition)	Intracorp Vanness Limited Partnership	The Owners, Strata Plan LMS992	
IN00042	10/11/2023	10/11/2023	Agreement	Fourth Amendment to Purchase and Sale Agreement between INTRACORP VANNESS LIMITED PARTNERSHIP and THE OWNERS, STRATA PLAN LMS992 (with Schedule A)			
IN00043	12/14/2023	12/14/2023	Order	Documents and searches relating to court proceedings against Strata Corporation in relation to Unsafe Orders and Court Orders			
IN00044	12/14/2023	12/14/2023	Order	Order of Judge P. Stark (Provincial Court of BC, No. 38027, Robson)			
IN00045	5/8/2024	5/8/2024	Notice	Notice of Waiver of Condition Precedent (Purchaser's Second Condition)	Intracorp Vanness Limited Partnership	The Owners, Strata Plan LMS992	
IN00046	7/3/2024	7/3/2024	Letter	Re: Tenant Relocation Services - 3370 and 3380 Vanness Avenue, Vancouver	Shawnessy Luke Consulting Ltd.	Intracorp Projects Ltd.	
IN00047	8/14/2024	8/14/2024	eMail	RE: Intracorp / Vanness (LMS992) - Purchase Price Adjustment (Schedule G)	Catherine L.H. Lee	'Ed Wilson'	Ben Lin; Jillian Sych; Peter Roberts; Derek.Lai@crowemackay.ca; Lisa Frey; Jonathan S. Carter
IN00047A	8/14/2024	4/13/2023	Bulletin	Bulletin: Development Cost Levies Bulletin	City of Vancouver		
IN00048	8/15/2024	8/15/2024	eMail	RE: Intracorp / Vanness (LMS992) - Purchase Price Adjustment (Schedule G)	Ed Wilson	Catherine L.H. Lee	Ben Lin; Jillian Sych; Peter Roberts; Derek.Lai@crowemackay.ca; Lisa Frey; Jonathan S. Carter
IN00048A	8/15/2024	8/15/2024	Memo	Joyce Place Schedule G - Purchase Price Adjustment - 37152-150991	Lawson Lundell LLP	Terra Law	

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IN00049	8/21/2024	8/21/2024	Letter	3362, 3364, 3366, 3368, 3370, 3372, 3374 and 3376 Vanness Avenue – Building 1 Strata Lots 1 to 8, District Lot 37, Strata Plan LMS992	G. Brar	Shauna Bartley	
IN00050	8/21/2024	8/21/2024	Letter	3378, 3380, 3382 and 3384 Vanness Avenue – Building 2 Strata Lots 9 to 63, District Lot 37, Strata Plan LMS992	G. Brar	Shauna Bartley	
IN00051	8/21/2024	8/21/2024	Document	New Policy Declarations (Policy No. P2401698)	TSW Management Services Inc.	INTRACORP VANNESS LIMITED PARTNERSHIP	
IN00052	9/3/2024	9/3/2024	Agreement	Owners' Agreements between Owners and Intracorp Vanness Limited Partnership			
IN00053	9/3/2024	9/3/2024	Agreement	Owner's Agreements (SL 1, 3, 4, and 7) between Owners and Purchaser			
IN00054	9/4/2024	9/4/2024	Report	Woola Build - 3380 Critical System Assessment - Recommendations and Estimates	Woola Build	Intracorp Homes	
IN00055	9/4/2024	9/4/2024	Letter	Purchase and Sale Agreement dated January 11, 2021, as amended from time to time (collectively, the "PSA") between Intracorp Acquisition Co. Ltd. (the "Assignor"), as purchaser, and The Owners, Strata Plan LMS992 (the "Vendor"), as vendor, and assigned by the Assignor to Intracorp Vanness Limited Partnership (the "Purchaser")	Jordanna Cytrynbaum	Peter J. Roberts and Edward L. Wilson	
IN00056	9/5/2024	9/5/2024	Letter	Purchase and Sale Agreement dated January 11, 2021, as amended from time to time (collectively, the "PSA") between Intracorp Acquisition Co. Ltd. (the "Assignor"), as purchaser, and The Owners, Strata Plan LMS992 (the "Vendor"), as vendor, and assigned by the Assignor to Intracorp Vanness Limited Partnership (the "Purchaser")	Peter J. Roberts	Jordanna Cytrynbaum	
IN00057	9/7/2024	9/7/2024	Report	Fire Alarm System Test and Inspection Report re 3380 Vanness Ave, Vancouver	Community Fire Prevention		
IN00058	9/9/2024	9/9/2024	Agreement	Declaration of Bare Trust and Agency Agreement between INTRACORP VANNESS NOMINEE LTD. and INTRACORP VANNESS LIMITED PARTNERSHIP			
IN00059	9/9/2024	9/9/2024	Form	CB1583726 Form A Transfer	Allison Thornhill	Land Title and Survey Authority of British Columbia	
IN00060	9/9/2024	9/9/2024	Form	CB1583727-28 Form B Mortgage and Assignment of Rents	Gowling WLG (Canada) LLP	Land Title and Survey Authority of British Columbia	
IN00061	9/9/2024	8/28/2024	Form	Land Owner Transparency Declaration and Report	Catherine Ling Hsuan Lee	Land Owner Transparency Registry	
IN00062	9/9/2024	9/9/2024	Agreement	Mutual Undertaking to Readjust between THE OWNERS, STRATA PLAN LMS992, CROWE MACKAY & COMPANY LTD., and INTRACORP VANNESS LIMITED PARTNERSHIP			
IN00063	9/9/2024	9/9/2024	Document	Purchaser's Statement of Adjustments re: Lands and premises located at 3362 to 3384 Vanness Avenue, Vancouver (with Schedules A, B, and C)			
IN00064	9/9/2024	9/9/2024	Notice	Notices to Interest Holders	Intracorp Vanness Nominee Ltd.	Various	
IN00065	9/9/2024	9/9/2024	Document	Vendor's Statement of Adjustments (with Schedules A, B, and C)			
IN00066	9/9/2024	9/9/2024	Requisition	Short Leave Requisition filed September 9, 2024	Rajit Mittal		
IN00067	9/9/2024	9/9/2024	Order	Order made After Application of Justice Kent (SCBC No. S-246230, Vancouver)			
IN00068	9/20/2024	9/20/2024	Invoice	Invoice #1014; Invoice #1010	SLC Consulting Ltd.	Intracorp Vanness Limited Partnership	
IN00069	9/24/2024	9/24/2024	Invoice	Invoices #1749, #1750, and #1803	Woola Power Systems	Intracorp Vanness Limited Partnership	
IN00070	10/1/2024	10/1/2024	Report	Structural Site Report re 3362-3384 Vanness Avenue	Glottman-Simpson Consulting Engineers		
IN00071	10/25/2024	10/25/2024	Invoice	Invoices #47368 and 46584	Glottman Simpson Consulting Engineers	Intracorp Vanness Limited Partnership	

## Schedule A - List of Documents dated June 3, 2025

PRODNO	Lead Date	Date	Doc Type	Title	Author/Sender	Recipients	cc
IN00072	11/9/2024	11/9/2024	Notice	Notice and Direction to Tenant	THE OWNERS, STRATA PLAN LMS992 and CROWE MACKAY & COMPANY LTD.; and INTRACORP VANNESS LIMITED PARTNERSHIP	TENANTS OF 3362 TO 3384 VANNESS AVENUE, VANCOUVER, BC	
IN00073	11/15/2024	11/15/2024	Agreement	Townhouse Owner Agreements between Intracorp Vanness Limited Partnership and SL 1, 3, 4, and 7			
IN00074	11/22/2024	11/22/2024	Cheque	Cheques #2 (\$1,000), #76 (\$1,000), #77 (\$1,000) , and #78 (\$1,000)	Intracorp Vanness Limited Partnership	Forning Chan & Kevin Chan; Hoa Nguyen; Panee Limapichat; and Wilbert de Asis	
IN00075	3/19/2025	3/19/2025	Email	Voluntary Compensation for moving	Chrstian Henry	Ben Lin	
IN00076	5/31/2025	5/31/2025	Document	Pay Statements	Humi		