

VIA EMAIL & MAIL

May 15, 2023

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

Dear Sir/Madam:

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

The Liquidator would like to provide you with an update on matters that have occurred since its last reporting letter to you dated March 15, 2023 (the “**Letter**”).

Tower Hazmat Assessment

As mentioned in the Liquidator’s letters dated December 7, 2022, January 9, 2023 and February 6, 2023, the Liquidator was made aware of potential life-safety issues as it relates to the tower of Joyce Place (the “**Tower**”) and it was recommended that the Liquidator conduct an assessment of the tower to assess its structural integrity and identify potential life-safety risks to the residents of same (the “**Life Safety Assessment**”). The Liquidator engaged RDH Building Science Inc. (“**RDH**”) to conduct the Life Safety Assessment of the Tower. A hazmat assessment was necessary (the “**Hazmat Assessment**”) in order to assess the presence of hazardous materials prior to RDH commencing its work.

Alliance EHS Consulting Inc. (“**Alliance**”) conducted the Hazmat Assessment on or about March 1, 2023 and released a report dated April 3, 2023. A copy of the Hazmat Assessment report can be provided upon request.

Below is a summary of the main findings and recommendations in the Hazmat Assessment report:

- No evidence of asbestos was found;
- Lead and silica contained in certain materials (pains and ceramic tiles) were found to be in generally good conditions;
- No mould was observed within any of the suites or common areas inspected. However, evidence of water ingress and/or significant condensation around the windows was observed in some suites and therefore mould may exist within the wall cavities; and,
- As hazardous materials were identified, removal of any hazardous materials must be conducted by properly trained personnel in accordance with applicable regulations and procedures.

RDH was made aware of the results of the Hazmat Assessment and will be conducting its Life Safety Assessment in due course.

RDH Project Schedule for Tower

RDH provided a tentative schedule to begin its Life Safety Assessment on the Tower.

RDH issued an occupant survey which contained a QR code to direct occupants to a series of questions related to water ingress. The results of the survey will be used to select units within the Tower for additional review. **The deadline for returning the questionnaire is May 22, 2023.** Owners are encouraged to participate in the survey to provide RDH with the necessary feedback to conduct its Life Safety Assessment on the Tower in a timely and efficient manner. A copy of the QR Code is attached to this letter.

With respect to the recommendation from Alliance on the Hazmat Assessment, RDH is contacting several contractors who have experience working with lead and mould-contaminated dry walls to assist in cutting the drywall for exploratory openings. The exploratory openings are expected to be fairly large to allow RDH to inspect the affected stucco-to-stud fasteners and stud-to-concrete fasteners of suites in the Tower. The contractor will temporarily repair the drywall after RDH's inspection but will not repaint the drywall. RDH advised that it will be the Strata Corporation's responsibility to arrange a permanent repair on the drywall patches which includes repainting. RDH advised that the exploratory openings are necessary to collect sufficient data to deliver a useful report.

Additionally, RDH intends to perform rope access drops from the Tower's roof to perform an exterior review of the envelope. In accordance with WorkSafe BC, RDH will retain a third-party rope access technician to assist with the rope access. The Liquidator and Dwell Property Management ("**Dwell**") are working with RDH to provide the necessary roof anchor documentation before scheduling the drop.

RDH's schedule for its Life Safety Assessment on the Tower is detailed below. Please note, this is a tentative project schedule and is subject to change or delays:

TENTATIVE PROJECT SCHEDULE	
RDH internal start-up meeting	May 11
Issue questionnaires	May 12
Questionnaires back	May 22
Select suites for access	May 23
Site visit	June 7
Report issued to client	Early July

Update on Life Safety Issues for Townhouses

As discussed in the Liquidator's update letter dated March 15, 2023, Steelhead Contracting ("**Steelhead**") was engaged to perform the work necessary to address immediate structural and life-safety concerns regarding the townhouses. RDH will be performing a site visit of the townhouses on or about May 19, 2023.

Should you have any questions or concerns, please contact the Liquidator's office at joyceplace@crowemackay.ca. You can also get updates with respect to this matter on the Liquidator's website at www.joyceplacestrata.com. As a reminder, in an effort to minimize the costs of administration, any and all property-related matters, including requests for copies of the Hazmat Assessment, and RDH QR code for questionnaire, should continue to be forwarded to Dwell at leo.chan@dwelldproperty.ca.

Yours very truly,

CROWE MACKAY & COMPANY LTD.

in its capacity as Court Appointed Liquidator of

The Owners, Strata Plan LMS 992 and not in its personal capacity

per:



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

Encl.

TO **The Owners, Strata Plan LMS992**
C/O **Leo Chan**
EMAIL **leo.chan@dwelproperty.ca**
Dwell Property Management
#170 - 4311 Viking Way
Richmond, BC V6V 2K9

2565.016
Joyce Place
Tower Review - Life Safety
Issues

DATE **May 12, 2023**

REGARDING **Occupant Questionnaire**

To the owners/residents of Joyce Place Tower,

RDH Building Science Inc. has been retained by the Strata Corporation to conduct a limited Building Enclosure Condition Assessment. As part of this work, we would like to collect relevant information from occupants about suite performance issues through an online questionnaire. The questionnaire can be accessed by following the link below, or by scanning the QR code with a smartphone app:

Link:

<https://forms.office.com/r/RTHgH4fUJw>

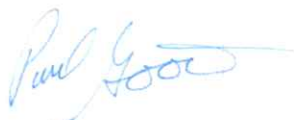
QR code:



Please complete the questionnaire by **Monday, May 22, 2023 by 5:00 PM.**

Please direct any questions to your property manager and they will be forwarded to us as appropriate.

Yours truly,

A handwritten signature in blue ink that reads "Paul Good".

Paul Good | P.Eng.
Senior Project Engineer
RDH Building Science Inc.