

VIA EMAIL & MAIL

February 6, 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
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 January 9, 2023 (the “**Letter**”).

Structural and Life Safety Concerns

As mentioned in the Liquidator’s letter dated December 22, 2022, Alliance EHS Consulting Inc. (“**EHS**”) conducted an assessment (the “**Assessment**”) of the townhouses of Joyce Place (the “**Townhouses**”) for the presence of hazardous materials. A copy of the Assessment can be provided upon request.

Below is a summary of the main findings in the Assessment:

- No evidence of asbestos was found.
- Lead and silica contained in certain materials (paint and ceramic tiles) were found to be in generally good condition.
- Mould appeared to be present throughout the Townhouses, in the window sills, drywall walls, ceilings and some wood studs. This was the result of continued water ingress.

Mould abatement is required to remove the mould from all affected areas. Any future work would require mould abatement work procedures and workers must be adequately protected while working when mould is present.

RDH Building Science Inc. (“**RDH**”) has been made aware of the results of the Assessment and will be issuing further recommendations to mitigate the risk of life-safety issues to occupants/tenants of the Townhouses.

At the request of the Liquidator, RDH has sought a proposal from Common Ground Construction Ltd. (“**CGC**”) to provide an estimate to pursue the recommendations to address immediate structural and life-safety concerns regarding the Townhouses. CGC was made aware of the Assessment and its proposal will reflect any costs required to mitigate safety concerns while performing work in the Townhouses.

A hazmat assessment will also be performed by EHS at the Joyce Place tower. This was a requirement by RDH prior to conducting its own assessment of the potential life-safety issues as it relates to the tower. Once available, the results of the assessment will be shared with owners upon request.

Status of the Appeal

The Liquidator was recently made aware that the commercial unit holders and Intracorp Acquisition Co. Ltd. (“**Intracorp**”) have reached a settlement. Accordingly, the appeal of the wind-up order filed by the commercial unit holders has now been abandoned. The Liquidator and its counsel will be enquiring to see what impact, if anything, the abandonment of the appeal will have on the closing of the sale between Joyce Place and Intracorp. When known, the Liquidator will provide an updated summary timeline of the closing.

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 insurance policy or proposals for work (including this RDH proposal), should continue to be forwarded to Dwell at leo.chan@dwellproperty.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.