



This is the 1st 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.

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 1st floor and 2nd 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 1st day of)
September, 2021)
)
)
)
)
_____)
A Commissioner for taking Affidavits)
in British Columbia)



BRIAN YAN MUK

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

This is Exhibit " A " referred to in the
affidavit of Brian Van Muk
sworn before me at New Westminster
this 1st day of September 2021.

~~.....
A Commissioner for taking Affidavits
for British Columbia~~

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 183800

2021-08-26, 11:53:14
Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number BV24256
From Title Number BN119610

Application Received 2003-01-23

Application Entered 2003-01-28

Registered Owner in Fee Simple
Registered Owner/Mailing Address: FORNING CHAN, BUSINESSMAN
KEVIN GAN CHAN, GRAPHIC DESIGNER
3362 VANNESS AVENUE
VANCOUVER, BC
V5R 5A8
AS JOINT TENANTS

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 018-366-813
Legal Description:
STRATA LOT 1 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$650000

2021-08-26, 11:53:14
Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CA7643991
From Title Number BA402772

Application Received 2019-07-25

Application Entered 2019-07-31

Registered Owner in Fee Simple
Registered Owner/Mailing Address: SOHAIL MERCHANT, WORKER
3364 VANNESS AVENUE
VANCOUVER, BC
V5R 5A8
AS TO AN UNDIVIDED 1/2 INTEREST

Registered Owner/Mailing Address: RASHIDA MERCHANT, RETIRED
3364 VANNESS AVENUE
VANCOUVER, BC
V5R 5A8
AS TO AN UNDIVIDED 1/2 INTEREST

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 018-366-821
Legal Description:
STRATA LOT 2 DISTRICT LOT 37 STRATA PLAN LMS992
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Infeasible Title NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$650000

2021-08-26, 11:53:14
Requestor: Vivien Hsu

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$469000

2021-08-26, 11:53:14
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA4263613 BB379244
Application Received	2015-03-03
Application Entered	2015-03-11
Registered Owner in Fee Simple Registered Owner/Mailing Address:	PANEE LIMAPICHAT, COOK 3366 VANNESS AVENUE VANCOUVER, BC V5R 5A8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-830 STRATA LOT 3 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA4263614 2015-03-03 15:50 THE BANK OF NOVA SCOTIA
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$469000

2021-08-26, 11:53:14
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

2021-08-26, 11:53:15

File Reference: 26800

Requestor: Vivien Hsu

Declared Value \$ 365000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CA1123776
From Title Number BW439726

Application Received 2009-05-27

Application Entered 2009-06-01

Registered Owner in Fee Simple
Registered Owner/Mailing Address: WILBERT DE ASIS, MAINTENANCE MANAGER
3368 VANNESS AVENUE
VANCOUVER, BC
V5R 5A8

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 018-366-848
Legal Description:
STRATA LOT 4 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

Legal Notations NONE

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA6453732
Registration Date and Time: 2017-11-20 10:06
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 222000

2021-08-26, 11:53:15
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BV143341
From Title Number	BK409563
Application Received	2003-04-25
Application Entered	2003-05-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	TUNG CHI TRAN, COOK LE KHANH TRANG HO, PACKAGING WORKER 3370 VANNESS AVENUE VANCOUVER, BC V5R 5A8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-366-856
Legal Description:	STRATA LOT 5 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BB202153
Registration Date and Time:	2008-02-27 10:12
Registered Owner:	CANADIAN IMPERIAL BANK OF COMMERCE
Nature:	MORTGAGE
Registration Number:	CA1911373
Registration Date and Time:	2011-02-23 13:41
Registered Owner:	CIBC MORTGAGES INC. INCORPORATION NO. A33457

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 222000

2021-08-26, 11:53:15
Requestor: Vivien Hsu

Nature: PRIORITY AGREEMENT
Registration Number: CA2050107
Registration Date and Time: 2011-06-09 15:52
Remarks: GRANTING OCA1911373 PRIORITY OVER BB202153

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 420000

2021-08-26, 11:53:15
 Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB1251257 BP199783
Application Received	2010-03-30
Application Entered	2010-04-10
Registered Owner in Fee Simple Registered Owner/Mailing Address:	XI RUN ZHU, CHEF MAN WEN CHEN, CLERK 3372 VANNESS AVENUE VANCOUVER, BC V5R 5A8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-864 STRATA LOT 6 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE BB1251258 2010-03-30 13:20 THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 420000

2021-08-26, 11:53:15
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$525000

2021-08-26, 11:53:15
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA5008717 CA4936052
Application Received	2016-02-26
Application Entered	2016-03-05
Registered Owner in Fee Simple Registered Owner/Mailing Address:	VAN QUANG VU, LABOURER HOA NGUYEN, HAIRDRESSER 3374 VANNESS AVENUE VANCOUVER, BC V5R 5A8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-872 STRATA LOT 7 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA5008718 2016-02-26 10:12 CANADIAN IMPERIAL BANK OF COMMERCE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$525000

2021-08-26, 11:53:15
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 392000

2021-08-26, 11:53:15
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA1805986
From Title Number	BL298183
Application Received	2010-11-17
Application Entered	2010-11-22
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	PEGGY TONG, ACCOUNTANT 3376 VANNESS AVENUE VANCOUVER, BC V5R 5A8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-366-881
Legal Description:	STRATA LOT 8 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$121,930

2021-08-26, 11:53:16
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BG423978
From Title Number	BG319797
Application Received	1993-11-25
Application Entered	1993-12-03
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	KENNETH KWOK YING CHAN, BUSINESSMAN MEI LIN YUEN CHAN, HOMEMAKER 1996 CAMPBELL AVENUE PORT COQUITLAM, BC V3C 4T2 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-366-899
Legal Description:	STRATA LOT 9 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$168210

2021-08-26, 11:53:16
 Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BG423398
From Title Number	BG319798
Application Received	1993-11-25
Application Entered	1993-12-03
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	CHE WING CHAN, BUSINESSMAN YAT SIN WONG, HOMEMAKER 4738 BRUCE STREET VANCOUVER, BC V5N 3Z6 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-366-902
Legal Description:	STRATA LOT 10 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 467500

2021-08-26, 11:53:16
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA971874
From Title Number	BG423614
Application Received	2008-11-12
Application Entered	2008-11-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	0837963 BC LTD, INC.NO. BC0837963 5469 NELSON AVE BURABY, BC V5H 3H1
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-366-911
Legal Description:	STRATA LOT 11 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA972195
Registration Date and Time:	2008-11-13 09:27
Registered Owner:	NORTH SHORE CREDIT UNION
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA972196
Registration Date and Time:	2008-11-13 09:27
Registered Owner:	NORTH SHORE CREDIT UNION
Duplicate Indefeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 467500

2021-08-26, 11:53:16
Requestor: Vivien Hsu

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800

2021-08-26, 11:53:16

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA5424439 BG441986
Application Received	2016-08-15
Application Entered	2016-08-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CALVIN LOUIE, BUSINESSMAN GRACE LOUIE, HOMEMAKER 5243 CHRISTOPHER COURT BURNABY, BC V5H 2K3 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-929 STRATA LOT 12 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 198000

2021-08-26, 11:53:16
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BA313229 CA63052
Application Received	2006-08-24
Application Entered	2006-08-31
Registered Owner in Fee Simple Registered Owner/Mailing Address:	JASON CHAN, WORKER 302-3380 VANNESS AVENUE VANCOUVER, BC V5R 6R8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-937 STRATA LOT 13 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA4475774 2015-06-19 10:32 VANCOUVER CITY SAVINGS CREDIT UNION IN TRUST, SEE BL51963
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 198000

2021-08-26, 11:53:16
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 105800

2021-08-26, 11:53:16
 Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BV67598 BV50722
Application Received	2003-02-27
Application Entered	2003-03-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	KIM TENG TAY, CONSTRUCTION WORKER JET FAH CHAI, FACTORY WORKER #303 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-945 STRATA LOT 14 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$259000

2021-08-26, 11:53:17
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA2853718 CA2671545
Application Received	2012-11-02
Application Entered	2012-11-14
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SEAN ANTHONY MCKEE, MILLWRIGHT 7348 144TH STREET SURREY, BC V3W 5S5
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-953 STRATA LOT 15 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	SUBJECT TO WILLS VARIATION ACT, SEE CA2671545 2012/07/10 (DATE OF PROBATE)
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$83750

2021-08-26, 11:53:17

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA9139483 CA1587395
Application Received	2021-06-28
Application Entered	2021-07-14
Registered Owner in Fee Simple Registered Owner/Mailing Address:	WAI HO JOHNNY CHAN, STORE MANAGER 1386 EAST 54TH AVENUE VANCOUVER, BC V5X 1M4 AS TO AN UNDIVIDED 1/3 INTEREST
Registered Owner/Mailing Address:	PUI MAN LEE, BANK EMPLOYEE 3789 SPRUCE STREET BURNABY, BC V5G 1X8 AS TO AN UNDIVIDED 1/3 INTEREST
Registered Owner/Mailing Address:	JIMMY WAI KEUNG CHAN, MANAGER 1233 EAST 53RD AVENUE VANCOUVER, BC V5X 1K1 AS TO AN UNDIVIDED 1/3 INTEREST
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-961 STRATA LOT 16 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$83750

2021-08-26, 11:53:17
Requestor: Vivien Hsu

Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 98000

2021-08-26, 11:53:17
 Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BT398319
From Title Number	BG423995
Application Received	2002-10-30
Application Entered	2002-11-13
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	MICHELE BENITEZ, FINANCE CLERK 306 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 5A8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-366-970
Legal Description:	STRATA LOT 17 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BT398320
Registration Date and Time:	2002-10-30 14:16
Registered Owner:	ING BANK OF CANADA
Transfer Number:	BB149533
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 242500

2021-08-26, 11:53:17
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB505102 BW67163
Application Received	2007-05-24
Application Entered	2007-05-29
Registered Owner in Fee Simple Registered Owner/Mailing Address:	VICTOR CORTERO HALLARE, ELECTRONICS ASSEMBY AIDA BERCE HALLARE, HOME SUPPORT 401 - 3380 VANNESS STREET VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-366-988 STRATA LOT 18 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA2379480 2012-02-03 14:17 ROYAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 242500

2021-08-26, 11:53:17
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$\$122511.49

2021-08-26, 11:53:17

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BG462095
From Title Number	BG319807
Application Received	1993-12-22
Application Entered	1994-01-11
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	CELINE YVONNE DIAMOND, SECRETARY 402 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-366-996
Legal Description:	STRATA LOT 19 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BB390033
Registration Date and Time:	2007-04-25 10:54
Registered Owner:	CANADIAN IMPERIAL BANK OF COMMERCE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 231000

2021-08-26, 11:53:17
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA1651908
From Title Number	BW486800
Application Received	2010-07-13
Application Entered	2010-07-20
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ANGELITA LOPEZ FERRER, HEALTH CARE WORKER #403 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-003
Legal Description:	STRATA LOT 20 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA3294531
Registration Date and Time:	2013-08-15 13:03
Registered Owner:	ROYAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$132,321.97

2021-08-26, 11:53:18

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BG423998
From Title Number	BG319809
Application Received	1993-11-25
Application Entered	1993-12-03
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	LAI KWAN YUEN, SUPERVISOR #404 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-011
Legal Description:	STRATA LOT 21 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA432163
Registration Date and Time:	2007-04-30 13:52
Registered Owner:	HSBC BANK CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 181000

2021-08-26, 11:53:18

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA273444
From Title Number	BV450456
Application Received	2006-08-21
Application Entered	2006-08-28
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	YUFU LI, REALTOR #405 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 5A8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-020
Legal Description:	STRATA LOT 22 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 158900

2021-08-26, 11:53:18

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BX72755 BW223083
Application Received	2005-12-07
Application Entered	2005-12-17
Registered Owner in Fee Simple Registered Owner/Mailing Address:	HENRY ROMERO CABANIZAS, DISHWASHER PRECILDA PADILLO CABANIZAS, CASHIER 406 3380 VANNES AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-038 STRATA LOT 23 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE BB1326675 2011-06-07 11:02 ROYAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 158900

2021-08-26, 11:53:18
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$142000

2021-08-26, 11:53:18

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BH410711
From Title Number	BG423430
Application Received	1994-11-16
Application Entered	1994-11-28
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ROMAN ALEJANDRO CHIANG, DISHWASHER TAK IN LAO, SEAMSTRESS 501 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-046
Legal Description:	STRATA LOT 24 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$213400

2021-08-26, 11:53:18

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA790421
From Title Number	BA499856
Application Received	2008-05-23
Application Entered	2008-05-28
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	HAI MING WU, CARE-AID 502 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-054
Legal Description:	STRATA LOT 25 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 235000

2021-08-26, 11:53:18

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA676053
From Title Number	BG423918
Application Received	2008-01-15
Application Entered	2008-01-18
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	DAVID CLYDE MANGELSDORF, SENIOR SOFTWARE ENGINEER #503 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-062
Legal Description:	STRATA LOT 26 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 280000

2021-08-26, 11:53:19

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA2019094
From Title Number	CA766882
Application Received	2011-05-19
Application Entered	2011-05-27
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	JULIUS CAJETAN DESILVA, INSURANCE BROKER ENAKSHI PATRO, DAYCARE WORKER JOSEPH PETER D'SILVA, WEB DESIGNER #504-3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-071
Legal Description:	STRATA LOT 27 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA2019095
Registration Date and Time:	2011-05-19 10:04
Registered Owner:	THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 280000

2021-08-26, 11:53:19
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$119,161.56

2021-08-26, 11:53:19

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BG424122
From Title Number	BG319816
Application Received	1993-11-25
Application Entered	1993-12-06
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	CHUK CHUEN LEUNG, CLERK #505 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-089
Legal Description:	STRATA LOT 28 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 258000

2021-08-26, 11:53:19

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB681453 BA78990
Application Received	2008-06-26
Application Entered	2008-07-05
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MERLITA SOSA, CARE-AIDE 506 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-097 STRATA LOT 29 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA9140140 2021-06-28 16:29 ROYAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 258000

2021-08-26, 11:53:19
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$273000

2021-08-26, 11:53:19

Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA3479988 BV328212
Application Received	2013-11-28
Application Entered	2013-12-02
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FERDINAND MAGALUED AQUINO, CIVIL DESIGNER JOCELYN BAMBALAN AQUINO, LICENCED PRACTICAL NURSE 601-3380 VANNESS AVENUE VANCOUVER, BRITISH COLUMBIA V5R 5A8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-101 STRATA LOT 30 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA3479989 2013-11-28 12:12 THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$273000

2021-08-26, 11:53:19
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$243000

2021-08-26, 11:53:19
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA3048715 BB704130
Application Received	2013-03-27
Application Entered	2013-04-02
Registered Owner in Fee Simple Registered Owner/Mailing Address:	AIGUO XU, WORKER XUEYING YANG, HOMEMAKER 602 - 3380 VANNESS AVENUE VANCOUVER, BRITISH COLUMBIA V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-119 STRATA LOT 31 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$121,554.36

2021-08-26, 11:53:19
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BG466833
From Title Number	BG319820
Application Received	1993-12-29
Application Entered	1994-01-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	SEIICHIRO TAMURA, STUDENT 603 - 3352 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-127
Legal Description:	STRATA LOT 32 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$288000

2021-08-26, 11:53:20
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA3783196 CA3039394
Application Received	2014-06-17
Application Entered	2014-06-19
Registered Owner in Fee Simple Registered Owner/Mailing Address:	LI WEI ZHU, SALES REPRESENTATIVE #604 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-135 STRATA LOT 33 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$321800

2021-08-26, 11:53:20
 Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA6004583 CA2617336
Application Received	2017-05-18
Application Entered	2017-05-29
Registered Owner in Fee Simple Registered Owner/Mailing Address:	TOMMY JIAN QIANG ZHOU, WORKER 605- 3380 VANNESS AVENUE VANCOUVER, BC V5R 5A8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-143 STRATA LOT 34 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA6004584 2017-05-18 12:51 VANCOUVER CITY SAVINGS CREDIT UNION INCORPORATION NO. FI 97 IN TRUST SEE BL051963
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$321800

2021-08-26, 11:53:20
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 220000

2021-08-26, 11:53:20

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BB1096864
From Title Number	BT312856
Application Received	2009-08-13
Application Entered	2009-08-21
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	0753861 B.C. LTD., INC.NO. 753861 742 EAST CORDOVA STREET VANCOUVER, BC V6A 1M3
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-151
Legal Description:	STRATA LOT 35 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BB1096865
Registration Date and Time:	2009-08-13 12:39
Registered Owner:	CIBC MORTGAGES INC. INCORPORATION NO. A33457

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 220000

2021-08-26, 11:53:20
Requestor: Vivien Hsu

Nature:	ASSIGNMENT OF RENTS
Registration Number:	BB1096866
Registration Date and Time:	2009-08-13 12:39
Registered Owner:	CIBC MORTGAGES INC. INCORPORATION NO. A33457

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$285000

2021-08-26, 11:53:20
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA3465561 BA466184
Application Received	2013-11-20
Application Entered	2013-11-27
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CYNTHIA PARONABLE GUILLERGAN, CARE PROVIDER #701 - 3380 VANNESS AVENUE VANCOUVER, BRITISH COLUMBIA V5R 5A8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-160 STRATA LOT 36 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA3465562 2013-11-20 15:43 SCOTIA MORTGAGE CORPORATION INCORPORATION NO. A85153
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT
File Reference: 26800
Declared Value \$285000

2021-08-26, 11:53:20
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$258800

2021-08-26, 11:53:20
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA3837761 CA463181
Application Received	2014-07-14
Application Entered	2014-07-16
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MARILYN MAISO TAGAB, ROOM ATTENDANT #702 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-178 STRATA LOT 37 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA3837762 2014-07-14 14:23 FIRST NATIONAL FINANCIAL GP CORPORATION INCORPORATION NO. A0067816

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$258800

2021-08-26, 11:53:20
Requestor: Vivien Hsu

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CA6923643
Registration Date and Time:	2018-07-11 12:34
Registered Owner:	JASON SULLANO ASIS
Remarks:	AKA JASON ASIS

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$242100

2021-08-26, 11:53:20
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA3676330 CA2820092
Application Received	2014-04-14
Application Entered	2014-04-16
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ZAKIA SAAD, SCHOOL AGE ASSISTANT #703 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-186 STRATA LOT 38 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 64100

2021-08-26, 11:53:21
 Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BW86496
From Title Number	BL303218
Application Received	2004-03-03
Application Entered	2004-03-09
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	CARLOS JESUS CORDEIRO, PUMP OPERATOR 704 - 3380 VANNESS STREET, VANCOUVER, BC V5R 6B6
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-194
Legal Description:	STRATA LOT 39 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA2986966
Registration Date and Time:	2013-02-07 14:57
Registered Owner:	CANADIAN IMPERIAL BANK OF COMMERCE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$295000

2021-08-26, 11:53:21
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA5112172 BB1165134
Application Received	2016-04-15
Application Entered	2016-04-23
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CHITRA SURYAKUMAR, AIRLINE EXECUTIVE 705 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-208 STRATA LOT 40 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA5112173 2016-04-15 10:58 SCOTIA MORTGAGE CORPORATION INCORPORATION NO. A85153
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$295000

2021-08-26, 11:53:21
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 241000

2021-08-26, 11:53:21

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB638348 BH12629
Application Received	2008-02-25
Application Entered	2008-02-28
Registered Owner in Fee Simple Registered Owner/Mailing Address:	DANIEL AGCAOILI, WORKER MARYANN AGCAOILI, WORKER 706 - 3380 VANNESS AVENUE, VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-216 STRATA LOT 41 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE BB838173 2008-03-04 12:08 NORTH SHORE CREDIT UNION
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 241000

2021-08-26, 11:53:21
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 263000

2021-08-26, 11:53:21
 Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB122705 BG424216
Application Received	2007-09-28
Application Entered	2007-10-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BENJAMIN ABENOJAR PERALTA, WORKER FEBE PACLIBARE PERALTA, SCHOOL CLERK 801 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-224 STRATA LOT 42 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA8857022 2021-03-19 14:55 CANADIAN IMPERIAL BANK OF COMMERCE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT
File Reference: 26800
Declared Value \$ 263000

2021-08-26, 11:53:21
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$240000

2021-08-26, 11:53:21
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA3478122 BV68750
Application Received	2013-11-28
Application Entered	2013-12-02
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ELSIE MARAYAG, CASHIER REYNALDO LUCAS MARAYAG, CASHIER #802-3380 VANNESS AVENUE VANCOUVER, BRITISH COLUMBIA V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-232 STRATA LOT 43 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA3478123 2013-11-28 06:54 CIBC MORTGAGES INC. INCORPORATION NO. A33457
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT
File Reference: 26800
Declared Value \$240000

2021-08-26, 11:53:21
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$174000

2021-08-26, 11:53:22
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA9225608 CA824979
Application Received	2021-07-27
Application Entered	2021-08-11
Registered Owner in Fee Simple Registered Owner/Mailing Address:	KWOK-WAI RICKY HON, PROJECT CO-ORDINATOR CHIU KWAN HON, RETIRED 803-3380 VANESS AVENUE VANCOUVER, BC V5R 5A8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-241 STRATA LOT 44 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 170400

2021-08-26, 11:53:22

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BA155578 BJ220364
Application Received	2006-01-18
Application Entered	2006-01-23
Registered Owner in Fee Simple Registered Owner/Mailing Address:	YEUK CHING HO, HOMEMAKER #804 - 3380 VANNESS AVENUE, VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-259 STRATA LOT 45 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 238000

2021-08-26, 11:53:22

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA711669
From Title Number	BW74149
Application Received	2008-02-28
Application Entered	2008-03-05
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	NADER PARANDAKHTEH, WATERPROOFER #805 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-267
Legal Description:	STRATA LOT 46 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA711670
Registration Date and Time:	2008-02-28 13:42
Registered Owner:	COMPUTERSHARE TRUST COMPANY OF CANADA INCORPORATION NO. A0052313
Transfer Number:	CA3002822
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 120000

2021-08-26, 11:53:22

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BV331723
From Title Number	BK233242
Application Received	2003-08-21
Application Entered	2003-10-11
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	JENNIFER REED, CUSTOMER SERVICE TIMOTHY JOEL OSIER, FILM PROCESSOR 806 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-275
Legal Description:	STRATA LOT 47 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BA333895
Registration Date and Time:	2006-11-03 11:51
Registered Owner:	ROYAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 159000

2021-08-26, 11:53:22

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BW542393 BK198196
Application Received	2004-11-30
Application Entered	2004-12-08
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FLORINA BELEY TOBIAS, ADMINISTRATIVE ASSISTANT 901 - 3380 VANESS AVENUE VANCOUVER, BC V5R 5A8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-283 STRATA LOT 48 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE BB1094914 2009-07-30 12:35 ROYAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 159000

2021-08-26, 11:53:22
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$ 238000

2021-08-26, 11:53:23
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB1225142 BA602005
Application Received	2009-11-16
Application Entered	2009-11-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	KIT FONG LEE, PHARMACY TECHNICIAN 902 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-291 STRATA LOT 49 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA3107184 2013-05-02 10:19 CANADIAN IMPERIAL BANK OF COMMERCE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 238000

2021-08-26, 11:53:23
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 170000

2021-08-26, 11:53:23

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BA361327 BW256542
Application Received	2006-03-20
Application Entered	2006-03-23
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MILA SAVITSKI, DEALER 903 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-305 STRATA LOT 50 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Transfer Number:	MORTGAGE CA1959129 2011-04-01 10:23 THE TORONTO-DOMINION BANK CA2804810
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT
File Reference: 26800
Declared Value \$ 170000

2021-08-26, 11:53:23
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 291000

2021-08-26, 11:53:23

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB1672122 BA380597
Application Received	2010-06-28
Application Entered	2010-07-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	WEI LIU, ENGINEER YAN HONG XIE, PACKER 904-3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-313 STRATA LOT 51 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Transfer Number:	MORTGAGE BB1672123 2010-06-28 14:13 COMPUTERSHARE TRUST COMPANY OF CANADA INCORPORATION NO. A0052313 CA2138165
Duplicate Infeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 291000

2021-08-26, 11:53:23
Requestor: Vivien Hsu

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$265000

2021-08-26, 11:53:23

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA3555460 CA2077044
Application Received	2014-01-20
Application Entered	2014-01-30
Registered Owner in Fee Simple Registered Owner/Mailing Address:	LETECIA MARZAN BANTA, DIETARY AID 905 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS TO AN UNDIVIDED 1/100 INTEREST
Registered Owner/Mailing Address:	NOEL BANTA BANTA, HOUSEKEEPING 905 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS TO AN UNDIVIDED 99/100 INTEREST
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-321 STRATA LOT 52 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA7110616 2018-10-04 15:46 ROYAL BANK OF CANADA

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$265000

2021-08-26, 11:53:23
Requestor: Vivien Hsu

Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 126000

2021-08-26, 11:53:23

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BK199632
From Title Number	BG424012
Application Received	1996-06-27
Application Entered	1996-07-11
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	YICK KAM CHAN, DECORATOR YIN BING CHAN, SALES ASSOCIATE 3380 VANNESS AVE #906 VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-330
Legal Description:	STRATA LOT 53 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA3104397
Registration Date and Time:	2013-05-01 09:42
Registered Owner:	THE BANK OF NOVA SCOTIA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$\$157,924.97

2021-08-26, 11:53:23
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BG421982
From Title Number	BG319842
Application Received	1993-11-25
Application Entered	1993-12-01
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ANDREW KWOK KOO CHEUNG, DENTAL TECHNICIAN PEARL CHEUNG, SALES ASSISTANT 1001-3380 VANNESS AVENUE VANCOUVER, BC V5R 5A8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-348
Legal Description:	STRATA LOT 54 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BA484876
Registration Date and Time:	2006-04-03 12:56
Registered Owner:	THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 110000

2021-08-26, 11:53:24

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	CONDOMINIUM ACT (Section 3)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BN196481 BH294082
Application Received	1999-07-26
Application Entered	1999-08-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	HA DANG, COOK 1002-3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-356 STRATA LOT 55 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$285000

2021-08-26, 11:53:24
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA5762469 BJ278044
Application Received	2017-01-12
Application Entered	2017-01-16
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BRIAN YAN MUK, PRODUCT MANAGER #1003 3380 VANNES AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-364 STRATA LOT 56 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA8063355 2020-02-28 15:22 NATIONAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT
File Reference: 26800
Declared Value \$285000

2021-08-26, 11:53:24
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$156,556.28

2021-08-26, 11:53:24

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BG424014
From Title Number	BG319845
Application Received	1993-11-25
Application Entered	1993-12-06
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	TERESA LOUISE DIRKS, PURCHASER DOUGLAS JOHN DIRKS, DRAFTSMAN #1004 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-372
Legal Description:	STRATA LOT 57 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA6476812
Registration Date and Time:	2017-11-29 14:26
Registered Owner:	CANADIAN IMPERIAL BANK OF COMMERCE
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 129200

2021-08-26, 11:53:24

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BK269565
From Title Number	BH111144
Application Received	1996-08-27
Application Entered	1996-09-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	VIVIAN WAI BLAKER, SECRETARY 3362 VANNESS AVENUE VANOCUVER, BC V5R 5A8
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-381
Legal Description:	STRATA LOT 58 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA9137567
Registration Date and Time:	2021-06-28 12:19
Registered Owner:	VANCOUVER CITY SAVINGS CREDIT UNION IN TRUST, SEE BL51963
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$255000

2021-08-26, 11:53:24

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB3030312 CA1927089
Application Received	2015-04-08
Application Entered	2015-04-22
Registered Owner in Fee Simple Registered Owner/Mailing Address:	HARINDER SINGH KHANGURA, COURIER 8345 - 108 STREET DELTA, BC V4C 0A1
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-399 STRATA LOT 59 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$473000

2021-08-26, 11:53:25
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA2401283
From Title Number	CA961568
Application Received	2012-02-21
Application Entered	2012-03-02
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	PETER BYRNE, GENERAL MANAGER ANN BYRNE, PRESIDENT 1101 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS JOINT TENANTS
Taxation Authority	Vancouver, City of
Description of Land	
Parcel Identifier:	018-367-402
Legal Description:	STRATA LOT 60 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA2401284
Registration Date and Time:	2012-02-21 11:25
Registered Owner:	THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$710000

2021-08-26, 11:53:25
 Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA9097856 CA4098216
Application Received	2021-06-15
Application Entered	2021-06-26
Registered Owner in Fee Simple Registered Owner/Mailing Address:	KA LOK CHAN, CLERK #1102-3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS TO AN UNDIVIDED 90/100 INTEREST
Registered Owner/Mailing Address:	CHE WING CHAN, RETIRED #1102-3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8 AS TO AN UNDIVIDED 10/100 INTEREST
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-411 STRATA LOT 61 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Infeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$710000

2021-08-26, 11:53:25
Requestor: Vivien Hsu

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 26800
 Declared Value \$540000

2021-08-26, 11:53:25
 Requestor: Vivien Hsu

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA4815999 BA281312
Application Received	2015-11-18
Application Entered	2015-11-20
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SIMON DAVISON, BUSINESS PERSON 1103 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-429 STRATA LOT 62 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA4816000 2015-11-18 09:45 THE BANK OF NOVA SCOTIA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT
File Reference: 26800
Declared Value \$540000

2021-08-26, 11:53:25
Requestor: Vivien Hsu

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference: 26800

Declared Value \$ 230000

2021-08-26, 11:53:25

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BV188874 BH447963
Application Received	2003-05-27
Application Entered	2003-06-13
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SEAN DIMITRIE, MUSIC PRODUCER PH#4 - 3380 VANNESS AVENUE VANCOUVER, BC V5R 6B8
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	018-367-437 STRATA LOT 63 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA195951 2006-04-03 13:27 THE TORONTO-DOMINION BANK
Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE BB979147 2008-07-09 11:58 THE TORONTO-DOMINION BANK

TITLE SEARCH PRINT

File Reference: 26800
Declared Value \$ 230000

2021-08-26, 11:53:25
Requestor: Vivien Hsu

Nature: CAVEAT
Registration Number: CA1694763
Registration Date and Time: 2010-08-16 09:11
Registered Owner: CELIA CHARTIER CHANCY

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: BB1711628
Registration Date and Time: 2010-10-18 10:08
Registered Owner: CELIA CHARTIER CHANCY

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

COMMON PROPERTY SEARCH PRINT

File Reference: 26800

2021-09-01, 11:36:52

Requestor: Vivien Hsu

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District VANCOUVER
Land Title Office VANCOUVER

Common Property Strata Plan LMS992

Transfers NONE

Legal Notations NONE

Charges, Liens and Interests NONE

Miscellaneous Notes: NONE

This is Exhibit " B " referred to in the
affidavit of... Brian Yan Muk.....
sworn before me at... New Westminster
this 1st day of... September... 20.21

.....
~~A Commissioner for taking Affidavits
for British Columbia~~

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:40:24 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0001
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3362 VANNESS AVE VANCOUVER BC V5R 5A8

Owner Name: KEVIN G CHAN/FORNING **# of Owners:** 2
 CHAN
Owner Address: 3362 VANNESS AVE VANCOUVER BC V5R 5A8

Document No: BV24256
PID: 018-366-813
Legal Description: Strata Lot 1, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 1132/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$386000	\$193000	
			Total Actual Value: \$579000

2020 Value

Property Class	Land	Improvement	
Residential	\$355000	\$191000	
			Total Actual Value: \$546000

2019 Value

Property Class	Land	Improvement	
Residential	\$388000	\$196000	
			Total Actual Value: \$584000

Manual Class: D701 - Strata Townhouse
Actual Use: 039 - Row Housing (Single Unit Ownership)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A NON-SALE occurred on 23 Jan 2003. The document # was BV24256.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 13 May 1999. This was a CASH sale and the price was 97,950. The document # was BN119610.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 13 Jun 1997. This was a CASH sale and the price was 108,200. The document # was BL208611.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Nov 1993. This was a CASH sale and the price was 204,823. The document # was BG408588.

#5 A NON-SALE occurred on 03 Sep 1993. The document # was BG319789.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:42:01 AM
For: PJ39465

Roll Year: 2021
Roll Number: 023-718-303-76-0002
Area: 09
Jurisdiction: 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3364 VANNESS AVE VANCOUVER BC V5R 5A8

Owner Name: SOHAIL MERCHANT/RASHIDA MERCHANT
of Owners: 2
Owner Address: 3364 VANNESS AVE VANCOUVER BC V5R 5A8

Document No: CA7643991
PID: 018-366-821
Legal Description: Strata Lot 2, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$359000	\$277000

Total Actual Value: \$636000**2020 Value**

Property Class	Land	Improvement
Residential	\$328000	\$279000

Total Actual Value: \$607000**2019 Value**

Property Class	Land	Improvement
Residential	\$360000	\$290000

Total Actual Value: \$650000**Manual Class:** D701 - Strata Townhouse**Actual Use:** 039 - Row Housing (Single Unit Ownership)**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Jul 2019. This was a CASH sale and the price was 650,000. The document # was CA7643991.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Jul 2006. This was a CASH sale and the price was 378,000. The document # was BA402772.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 21 Mar 2003. This was a CASH sale and the price was 206,500. The document # was BV98128.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Sep 1998. This was a CASH sale and the price was 142,667. The document # was BM268752.

- #5 A NON-SALE occurred on 25 Sep 1998. The document # was BM268751.
- #6 A SINGLE PROPERTY, IMPROVED SALE occurred on 17 Apr 1997. This was a CASH sale and the price was 217,500. The document # was BL133202.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date:	Aug 26, 2021	Report Time:	11:42:18 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0003
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	3366 VANNESS AVE VANCOUVER BC V5R 5A8		
Owner Name:	PANEE LIMAPICHAT	# of Owners:	1
Owner Address:	3366 VANNESS AVE VANCOUVER BC V5R 5A8		
Document No:	CA4263613		
PID:	018-366-830		
Legal Description:	Strata Lot 3, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		

2021 Value

Property Class	Land	Improvement
Residential	\$359000	\$218000

Total Actual Value: \$577000**2020 Value**

Property Class	Land	Improvement
Residential	\$328000	\$216000

Total Actual Value: \$544000**2019 Value**

Property Class	Land	Improvement
Residential	\$360000	\$221000

Total Actual Value: \$581000**Manual Class:** D701 - Strata Townhouse**Actual Use:** 039 - Row Housing (Single Unit Ownership)**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 03 Mar 2015. This was a CASH sale and the price was 469,000. The document # was CA4263613.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Mar 2007. This was a CASH sale and the price was 410,000. The document # was BB379244.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Jun 2006. This was a CASH sale and the price was 385,000. The document # was BA396121.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Sep 2005. This was a CASH sale and the price was 311,000. The document # was BX193188.
	#5	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Dec 2001. This was a CASH sale and the price was 188,000. The

#6 document # was BR351680.
A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Jan 1998. This was a CASH sale and the price was 231,000. The document # was BM11100.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:42:38 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0004
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3368 VANNESS AVE VANCOUVER BC V5R 5A8
Owner Name: WILBERT DE ASIS **# of Owners:** 1
Owner Address: 3368 VANNESS AVE VANCOUVER BC V5R 5A8
Document No: CA1123776
PID: 018-366-848
Legal Description: Strata Lot 4, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2021 Value

Property Class	Land	Improvement
Residential	\$359000	\$226000

Total Actual Value: \$585000

2020 Value

Property Class	Land	Improvement
Residential	\$328000	\$224000

Total Actual Value: \$552000

2019 Value

Property Class	Land	Improvement
Residential	\$360000	\$231000

Total Actual Value: \$591000

Manual Class: D701 - Strata Townhouse
Actual Use: 039 - Row Housing (Single Unit Ownership)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 May 2009. This was a CASH sale and the price was 365,000. The document # was CA1123776.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 24 Sep 2004. This was a CASH sale and the price was 268,888. The document # was BW439726.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Nov 1993. This was a CASH sale and the price was 227,794. The document # was BG408755.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319792.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:42:53 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0005
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3370 VANNESS AVE VANCOUVER BC V5R 5A8
Owner Name: LE K HO/TUNG C **# of Owners:** 2
 TRAN
Owner Address: 3370 VANNESS AVE VANCOUVER BC V5R 5A8
Document No: BV143341
PID: 018-366-856
Legal Description: Strata Lot 5, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 1275/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$359000	\$218000

Total Actual Value: \$577000**2020 Value**

Property Class	Land	Improvement
Residential	\$328000	\$216000

Total Actual Value: \$544000**2019 Value**

Property Class	Land	Improvement
Residential	\$360000	\$221000

Total Actual Value: \$581000**Manual Class:** D701 - Strata Townhouse**Actual Use:** 039 - Row Housing (Single Unit Ownership)**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Apr 2003. This was a CASH sale and the price was 222,000. The document # was BV143341.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 18 Dec 1996. This was a CASH sale and the price was 220,000. The document # was BK409563.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 14 Dec 1993. This was a CASH sale and the price was 226,838. The document # was BG450460.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319793.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:43:09 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0006
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3372 VANNESS AVE VANCOUVER BC V5R 5A8
Owner Name: XI RUN ZHU/MAN WEN **# of Owners:** 2
 CHEN
Owner Address: 3372 VANNESS AVE VANCOUVER BC V5R 5A8
Document No: BB1251257
PID: 018-366-864
Legal Description: Strata Lot 6, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 1275/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$359000	\$218000	
			Total Actual Value: \$577000

2020 Value

Property Class	Land	Improvement	
Residential	\$328000	\$216000	
			Total Actual Value: \$544000

2019 Value

Property Class	Land	Improvement	
Residential	\$360000	\$221000	
			Total Actual Value: \$581000

Manual Class: D701 - Strata Townhouse
Actual Use: 039 - Row Housing (Single Unit Ownership)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 Mar 2010. This was a CASH sale and the price was 420,000. The document # was BB1251257.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 23 Aug 2000. This was a CASH sale and the price was 210,000. The document # was BP199783.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 19 Sep 1996. This was a CASH sale and the price was 220,000. The document # was BK297727.
	#4	A NON-SALE occurred on 18 Sep 1996. The document # was BK295091.

- #5 A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Nov 1993. This was a CASH sale and the price was 227,794. The document # was BG408753.
- #6 A NON-SALE occurred on 03 Sep 1993. The document # was BG319794.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:43:23 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0007
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3374 VANNESS AVE VANCOUVER BC V5R 5A8

Owner Name: VAN QUANG VU/HOA **# of Owners:** 2
 NGUYEN
Owner Address: 3374 VANNESS AVE VANCOUVER BC V5R 5A8

Document No: CA5008717
PID: 018-366-872
Legal Description: Strata Lot 7, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$359000	\$218000	
			Total Actual Value: \$577000

2020 Value

Property Class	Land	Improvement	
Residential	\$328000	\$227000	
			Total Actual Value: \$555000

2019 Value

Property Class	Land	Improvement	
Residential	\$360000	\$233000	
			Total Actual Value: \$593000

Manual Class: D701 - Strata Townhouse
Actual Use: 039 - Row Housing (Single Unit Ownership)
Tenure: 01 - Crown-Granted
ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Feb 2016. This was a CASH sale and the price was 525,000. The document # was CA5008717.
	#2	A NON-SALE occurred on 19 Jan 2016. The document # was CA4936052.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 21 Sep 2012. This was a CASH sale and the price was 235,000. The document # was CA2783244.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 16 Nov 1993. This was a CASH sale and the price was 226,359. The document # was BG411461.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was

BG319795.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:43:35 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0008
Area: 09 **Jurisdiction:** 200

School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3376 VANNESS AVE VANCOUVER BC V5R 5A8

Owner Name: PEGGY TONG **# of Owners:** 1
Owner Address: 3376 VANNESS AVE VANCOUVER BC V5R 5A8

Document No: CA1805986
PID: 018-366-881
Legal Description: Strata Lot 8, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 1133/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$386000	\$193000	
			Total Actual Value: \$579000

2020 Value

Property Class	Land	Improvement	
Residential	\$356000	\$191000	
			Total Actual Value: \$547000

2019 Value

Property Class	Land	Improvement	
Residential	\$388000	\$196000	
			Total Actual Value: \$584000

Manual Class: D701 - Strata Townhouse
Actual Use: 039 - Row Housing (Single Unit Ownership)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 17 Nov 2010. This was a CASH sale and the price was 392,000. The document # was CA1805986.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Aug 1997. This was a CASH sale and the price was 216,400. The document # was BL298183.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Nov 1993. This was a CASH sale and the price was 201,473. The document # was BG406797.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319796.

Additional Owners:

Associated PIDs:

No Additional Owners

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:43:53 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0009
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3378 VANNESS AVE VANCOUVER BC V5R 5A8

Owner Name: MEI L CHAN/KENNETH K CHAN **# of Owners:** 2
Owner Address: 1996 CAMPBELL AVE PORT COQUITLAM BC V3C 4T2

Document No: D00014RY5V
PID: 018-366-899
Legal Description: Strata Lot 9, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 624/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Business And Other	\$507000	\$98600

Total Actual Value: \$605600

2020 Value

Property Class	Land	Improvement
Business And Other	\$508000	\$97700

Total Actual Value: \$605700

2019 Value

Property Class	Land	Improvement
Business And Other	\$496000	\$100000

Total Actual Value: \$596000

Manual Class: B708 - Strata General Commercial

Actual Use: 216 - Commercial Strata-Lot

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 121,930. The document # was BG423978.
	#2	A NON-SALE occurred on 03 Sep 1993. The document # was BG319797.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:44:04 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0010
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3382 VANNESS AVE VANCOUVER BC V5R 5A8

Owner Name: YAT S WONG/CHE W **# of Owners:** 2
 CHAN
Owner Address: 4738 BRUCE ST VANCOUVER BC V5N 3Z6

Document No: D00014RY5Z
PID: 018-366-902
Legal Description: Strata Lot 10, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 894/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Business And	\$677000	\$141000
Other		

Total Actual Value: \$818000

2020 Value

Property Class	Land	Improvement
Business And	\$678000	\$140000
Other		

Total Actual Value: \$818000

2019 Value

Property Class	Land	Improvement
Business And	\$658000	\$143000
Other		

Total Actual Value: \$801000

Manual Class: B708 - Strata General Commercial

Actual Use: 216 - Commercial Strata-Lot

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 168,210. The document # was BG423398.
	#2	A NON-SALE occurred on 03 Sep 1993. The document # was BG319798.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:44:20 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0011
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: 3384 VANNESS AVE VANCOUVER BC V5R 5A8

Owner Name: 0837963 BC LTD **# of Owners:** 1
Owner Address: 5469 NELSON AVE BURNABY BC V5H 3H1

Document No: D00014RY63
PID: 018-366-911
Legal Description: Strata Lot 11, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 889/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Business And	\$674000	\$140000
Other		

Total Actual Value: \$814000

2020 Value

Property Class	Land	Improvement
Business And	\$675000	\$139000
Other		

Total Actual Value: \$814000

2019 Value

Property Class	Land	Improvement
Business And	\$655000	\$143000
Other		

Total Actual Value: \$798000

Manual Class: B708 - Strata General Commercial

Actual Use: 216 - Commercial Strata-Lot

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Nov 2008. This was a CASH sale and the price was 467,500. The document # was CA971874.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 172,304. The document # was BG423614.
	#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319799.

Additional Owners:

Associated PIDs:

No Additional Owners

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:44:35 AM
For: PJ39465

Roll Year: 2021
Roll Number: 023-718-303-76-0012
Area: 09
Jurisdiction: 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #301 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: CALVIN LOUIE/GRACE
of Owners: 2
 LOUIE
Owner Address: 5243 CHRISTOPHER CRT BURNABY BC V5H 2K3

Document No: CA5424439
PID: 018-366-929
Legal Description: Strata Lot 12, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 605/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$214000	\$147000

Total Actual Value: \$361000**2020 Value**

Property Class	Land	Improvement
Residential	\$205000	\$145000

Total Actual Value: \$350000**2019 Value**

Property Class	Land	Improvement
Residential	\$229000	\$148000

Total Actual Value: \$377000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:

Number	Description
#1	A NON-SALE occurred on 15 Aug 2016. The document # was CA5424439.
#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 07 Dec 1993. This was a CASH sale and the price was 130,000. The document # was BG441986.
#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319800.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date:	Aug 26, 2021	Report Time:	11:44:48 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0013
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	#302 3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Owner Name:	JASON CHAN	# of Owners:	1
Owner Address:	302-3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Document No:	BA313229		
PID:	018-366-937		
Legal Description:	Strata Lot 13, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 581/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		

2021 Value

Property Class	Land	Improvement	
Residential	\$234000	\$137000	
			Total Actual Value: \$371000

2020 Value

Property Class	Land	Improvement	
Residential	\$225000	\$136000	
			Total Actual Value: \$361000

2019 Value

Property Class	Land	Improvement	
Residential	\$249000	\$138000	
			Total Actual Value: \$387000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 24 Aug 2006. This was a CASH sale and the price was 198,000. The document # was BA313229.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Apr 2005. This was a CASH sale and the price was 136,000. The document # was CA63052.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Jul 2002. This was a CASH sale and the price was 91,500. The document # was BT249814.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 119,158. The document # was BG423988.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was

BG319801.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:45:01 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0014
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #303 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: JET F CHAI/KIM T TAY **# of Owners:** 2
Owner Address: 303-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BV67598
PID: 018-366-945
Legal Description: Strata Lot 14, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 501/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$185000	\$135000

Total Actual Value: \$320000

2020 Value

Property Class	Land	Improvement
Residential	\$178000	\$134000

Total Actual Value: \$312000

2019 Value

Property Class	Land	Improvement
Residential	\$199000	\$136000

Total Actual Value: \$335000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Feb 2003. This was a CASH sale and the price was 105,800. The document # was BV67598.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Feb 2003. This was a CASH sale and the price was 105,800. The document # was BV50722.
	#3	A NON-SALE occurred on 26 Apr 2002. The document # was BT140924.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 23 Nov 2000. This was a CASH sale and the price was 100,100. The document # was BP279360.
	#5	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 111,887. The

#6 document # was BG423991.
A NON-SALE occurred on 03 Sep 1993. The document # was
BG319802.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:45:14 AM
For: PJ39465

Roll Year: 2021
Roll Number: 023-718-303-76-0015
Area: 09
Jurisdiction: 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #304 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: SEAN ANTHONY MCKEE
of Owners: 1
Owner Address: 7348 144 ST SURREY BC V3W 5S5

Document No: CA2853718
PID: 018-366-953
Legal Description: Strata Lot 15, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$199000	\$160000

Total Actual Value: \$359000**2020 Value**

Property Class	Land	Improvement
Residential	\$190000	\$159000

Total Actual Value: \$349000**2019 Value**

Property Class	Land	Improvement
Residential	\$214000	\$161000

Total Actual Value: \$375000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 02 Nov 2012. This was a CASH sale and the price was 259,000. The document # was CA2853718.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Jul 2012. This was a CASH sale and the price was 259,000. The document # was CA2671545.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Oct 2011. This was a CASH sale and the price was 245,600. The document # was CA2245798.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 06 Jul 2011. This was a CASH sale and the price was 245,600. The document # was CA2087157.

- #5 A SINGLE PROPERTY, IMPROVED SALE occurred on 23 Jul 2002. This was a CASH sale and the price was 115,000. The document # was BT264604.
- #6 A SINGLE PROPERTY, IMPROVED SALE occurred on 17 Jun 2002. This was a CASH sale and the price was 115,000. The document # was BT210443.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:45:31 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0016
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #305 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: WAI HO CHAN **# of Owners:** 3
Owner Address: 1386 54TH AVE E VANCOUVER BC V5X 1M4

Document No: CA9139483
PID: 018-366-961
Legal Description: Strata Lot 16, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 525/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$194000	\$141000	
			Total Actual Value: \$335000

2020 Value

Property Class	Land	Improvement	
Residential	\$186000	\$140000	
			Total Actual Value: \$326000

2019 Value

Property Class	Land	Improvement	
Residential	\$208000	\$142000	
			Total Actual Value: \$350000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Jun 2021. This was a CASH sale and the price was 83,750. The document # was CA9139483.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 01 Jun 2010. This was a CASH sale and the price was 232,000. The document # was CA1587395.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Nov 2006. This was a CASH sale and the price was 185,000. The document # was BA336651.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 113,897. The document # was BG423803.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was

BG319804.

Additional Owners:

PUI MAN LEE
3789 SPRUCE ST BURNABY BC V5G 1X8
JIMMY WAI CHAN
1233 53RD AVE E VANCOUVER BC V5X 1K1

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:45:42 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0017
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #306 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: MICHELE BENITEZ **# of Owners:** 1
Owner Address: 306-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BT398319
PID: 018-366-970
Legal Description: Strata Lot 17, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 575/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$231000	\$135000	
			Total Actual Value: \$366000

2020 Value

Property Class	Land	Improvement	
Residential	\$222000	\$134000	
			Total Actual Value: \$356000

2019 Value

Property Class	Land	Improvement	
Residential	\$247000	\$136000	
			Total Actual Value: \$383000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 Oct 2002. This was a CASH sale and the price was 98,000. The document # was BT398319.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 119,158. The document # was BG423995.
	#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319805.

Additional Owners: **Associated PIDs:**
 No Additional Owners

Assessment Roll Report

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Report Date:	Aug 26, 2021	Report Time:	11:45:54 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0018
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	#401 3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Owner Name:	VICTOR CORTERO HALLARE/AIDA BERCE HALLARE	# of Owners:	2
Owner Address:	401-3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Document No:	BB505102		
PID:	018-366-988		
Legal Description:	Strata Lot 18, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 605/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		

2021 Value

Property Class	Land	Improvement
Residential	\$234000	\$147000

Total Actual Value: \$381000

2020 Value

Property Class	Land	Improvement
Residential	\$225000	\$145000

Total Actual Value: \$370000

2019 Value

Property Class	Land	Improvement
Residential	\$250000	\$148000

Total Actual Value: \$398000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 24 May 2007. This was a CASH sale and the price was 242,500. The document # was BB505102.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 19 Feb 2004. This was a CASH sale and the price was 163,000. The document # was BW67163.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 18 Sep 2001. This was a CASH sale and the price was 129,000. The document # was BR241172.

- #4 A SINGLE PROPERTY, IMPROVED SALE occurred on 16 Dec 1994. This was a CASH sale and the price was 139,500. The document # was BH446563.
- #5 A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Nov 1993. This was a CASH sale and the price was 117,247. The document # was BG428613.
- #6 A NON-SALE occurred on 03 Sep 1993. The document # was BG319806.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:46:14 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0019
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #402 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: CELINE Y DIAMOND **# of Owners:** 1
Owner Address: 402-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BG462095
PID: 018-366-996
Legal Description: Strata Lot 19, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 581/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$253000	\$137000

Total Actual Value: \$390000

2020 Value

Property Class	Land	Improvement
Residential	\$243000	\$136000

Total Actual Value: \$379000

2019 Value

Property Class	Land	Improvement
Residential	\$270000	\$138000

Total Actual Value: \$408000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 22 Dec 1993. This was a CASH sale and the price was 122,511. The document # was BG462095.
	#2	A NON-SALE occurred on 03 Sep 1993. The document # was BG319807.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:46:26 AM
For: PJ39465

Roll Year: 2021
Roll Number: 023-718-303-76-0020
Area: 09
Jurisdiction: 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #403 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: ANGELITA LOPEZ
of Owners: 1
 FERRER
Owner Address: 403-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: CA1651908
PID: 018-367-003
Legal Description: Strata Lot 20, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 501/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$188000	\$135000

Total Actual Value: \$323000**2020 Value**

Property Class	Land	Improvement
Residential	\$180000	\$134000

Total Actual Value: \$314000**2019 Value**

Property Class	Land	Improvement
Residential	\$202000	\$136000

Total Actual Value: \$338000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 13 Jul 2010. This was a CASH sale and the price was 231,000. The document # was CA1651908.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 22 Oct 2004. This was a CASH sale and the price was 131,500. The document # was BW486800.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Feb 1994. This was a CASH sale and the price was 111,214. The document # was BH49399.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319808.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date:	Aug 26, 2021	Report Time:	11:46:39 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0021
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	#404 3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Owner Name:	LAI K YUEN	# of Owners:	1
Owner Address:	404-3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Document No:	BG423998		
PID:	018-367-011		
Legal Description:	Strata Lot 21, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 604/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		

2021 Value

Property Class	Land	Improvement
Residential	\$202000	\$160000

Total Actual Value: \$362000**2020 Value**

Property Class	Land	Improvement
Residential	\$194000	\$159000

Total Actual Value: \$353000**2019 Value**

Property Class	Land	Improvement
Residential	\$217000	\$161000

Total Actual Value: \$378000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 131,321. The document # was BG423998.
	#2	A NON-SALE occurred on 03 Sep 1993. The document # was BG319809.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:46:55 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0022
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #405 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: YUFU LI **# of Owners:** 1
Owner Address: 405-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: CA273444
PID: 018-367-020
Legal Description: Strata Lot 22, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 525/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$197000	\$141000

Total Actual Value: \$338000

2020 Value

Property Class	Land	Improvement
Residential	\$189000	\$140000

Total Actual Value: \$329000

2019 Value

Property Class	Land	Improvement
Residential	\$211000	\$142000

Total Actual Value: \$353000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 21 Aug 2006. This was a CASH sale and the price was 181,000. The document # was CA273444.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 Oct 2003. This was a CASH sale and the price was 115,000. The document # was BV450456.
	#3	A NON-SALE occurred on 31 Jul 1995. The document # was BJ225977.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 117,315. The document # was BG424000.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was BG319810.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date:	Aug 26, 2021	Report Time:	11:47:09 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0023
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	#406 3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Owner Name:	PRECILDA PADILLO CABANIZAS/HENRY ROMERO CABANIZAS	# of Owners:	2
Owner Address:	406-3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Document No:	BX72755		
PID:	018-367-038		
Legal Description:	Strata Lot 23, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 575/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		

2021 Value

Property Class	Land	Improvement
Residential	\$234000	\$135000

Total Actual Value: \$369000

2020 Value

Property Class	Land	Improvement
Residential	\$225000	\$134000

Total Actual Value: \$359000

2019 Value

Property Class	Land	Improvement
Residential	\$250000	\$136000

Total Actual Value: \$386000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 07 Dec 2005. This was a CASH sale and the price was 158,900. The document # was BX72755.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 May 2004. This was a CASH sale and the price was 125,000. The document # was BW223083.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 May 2003. This was a CASH sale and the price was 94,000. The

- #4 document # was BV196850.
A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 122,990. The document # was BG424002.
- #5 A NON-SALE occurred on 03 Sep 1993. The document # was BG319811.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:47:21 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0024
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #501 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: TAK I LAO/ROMAN A **# of Owners:** 2
 CHIANG
Owner Address: 501-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BH410711
PID: 018-367-046
Legal Description: Strata Lot 24, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 605/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$237000	\$147000

Total Actual Value: \$384000

2020 Value

Property Class	Land	Improvement
Residential	\$228000	\$153000

Total Actual Value: \$381000

2019 Value

Property Class	Land	Improvement
Residential	\$253000	\$160000

Total Actual Value: \$413000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:

Number	Description
#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 16 Nov 1994. This was a CASH sale and the price was 142,000. The document # was BH410711.
#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 128,828. The document # was BG423430.
#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319812.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:47:35 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0025
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #502 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: HAI MING WU **# of Owners:** 1
Owner Address: 502-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: CA790421
PID: 018-367-054
Legal Description: Strata Lot 25, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2021 Value

Property Class	Land	Improvement	
Residential	\$240000	\$137000	
			Total Actual Value: \$377000

2020 Value

Property Class	Land	Improvement	
Residential	\$231000	\$136000	
			Total Actual Value: \$367000

2019 Value

Property Class	Land	Improvement	
Residential	\$256000	\$138000	
			Total Actual Value: \$394000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 23 May 2008. This was a CASH sale and the price was 213,400. The document # was CA790421.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 08 May 2006. This was a CASH sale and the price was 196,800. The document # was BA499856.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 08 Sep 2003. This was a CASH sale and the price was 110,000. The document # was BV362270.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 126,339. The document # was BG425611.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was BG319813.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:47:50 AM
For: PJ39465

Roll Year: 2021
Area: 09
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #503 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Roll Number: 023-718-303-76-0026
Jurisdiction: 200

Owner Name: DAVID CLYDE
MANGELSDORF
of Owners: 1
Owner Address: 503-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: CA676053
PID: 018-367-062
Legal Description: Strata Lot 26, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 501/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$191000	\$135000

Total Actual Value: \$326000**2020 Value**

Property Class	Land	Improvement
Residential	\$183000	\$134000

Total Actual Value: \$317000**2019 Value**

Property Class	Land	Improvement
Residential	\$205000	\$136000

Total Actual Value: \$341000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Jan 2008. This was a CASH sale and the price was 235,000. The document # was CA676053.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 116,768. The document # was BG423918.
	#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319814.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date:	Aug 26, 2021	Report Time:	11:48:03 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0027
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	#504 3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Owner Name:	JULIUS CAJETAN DESILVA/ENAKSHI PATRO	# of Owners:	3
Owner Address:	504-3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Document No:	CA2019094		
PID:	018-367-071		
Legal Description:	Strata Lot 27, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		

2021 Value

Property Class	Land	Improvement
Residential	\$206000	\$173000

Total Actual Value: \$379000**2020 Value**

Property Class	Land	Improvement
Residential	\$197000	\$172000

Total Actual Value: \$369000**2019 Value**

Property Class	Land	Improvement
Residential	\$221000	\$182000

Total Actual Value: \$403000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 19 May 2011. This was a CASH sale and the price was 280,000. The document # was CA2019094.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Apr 2008. This was a CASH sale and the price was 290,000. The document # was CA766882.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 03 Jan 1997. This was a CASH sale and the price was 138,000. The document # was BL2283.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 13 Dec

#5 1993. This was a CASH sale and the price was 135,432. The document # was BG447585.
A NON-SALE occurred on 03 Sep 1993. The document # was BG319815.

Additional Owners:

JOSEPH PETER D'SILVA
504-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:48:16 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0028
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #505 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: CHUK C LEUNG **# of Owners:** 1
Owner Address: 505-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BG424122
PID: 018-367-089
Legal Description: Strata Lot 28, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 525/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$200000	\$141000

Total Actual Value: \$341000**2020 Value**

Property Class	Land	Improvement
Residential	\$192000	\$140000

Total Actual Value: \$332000**2019 Value**

Property Class	Land	Improvement
Residential	\$214000	\$142000

Total Actual Value: \$356000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 119,161. The document # was BG424122.
	#2	A NON-SALE occurred on 03 Sep 1993. The document # was BG319816.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:48:29 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0029
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #506 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: MERLITA SOSA **# of Owners:** 1
Owner Address: 506-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BB681453
PID: 018-367-097
Legal Description: Strata Lot 29, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 575/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$238000	\$135000

Total Actual Value: \$373000**2020 Value**

Property Class	Land	Improvement
Residential	\$229000	\$142000

Total Actual Value: \$371000**2019 Value**

Property Class	Land	Improvement
Residential	\$253000	\$148000

Total Actual Value: \$401000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Jun 2008. This was a CASH sale and the price was 258,000. The document # was BB681453.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 24 Mar 2006. This was a CASH sale and the price was 183,000. The document # was BA78990.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 16 Feb 2006. This was a CASH sale and the price was 158,000. The document # was BA65223.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 128,062. The document # was BG424004.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was

BG319817.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date:	Aug 26, 2021	Report Time:	11:48:41 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0030
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	#601 3380 VANNESS AVE VANCOUVER BC V5R 5A8		
Owner Name:	FERDINAND MAGALUED AQUINO/JOCELYN BAMBALAN AQUINO	# of Owners:	2
Owner Address:	601-3380 VANNESS AVE VANCOUVER BC V5R 5A8		
Document No:	CA3479988		
PID:	018-367-101		
Legal Description:	Strata Lot 30, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		

2021 Value

Property Class	Land	Improvement
Residential	\$241000	\$153000

Total Actual Value: \$394000**2020 Value**

Property Class	Land	Improvement
Residential	\$231000	\$153000

Total Actual Value: \$384000**2019 Value**

Property Class	Land	Improvement
Residential	\$257000	\$162000

Total Actual Value: \$419000**Manual Class:** B705 - Strata Apartment - Hi-Rise**Actual Use:** 030 - Strata-Lot Residence (Condominium)**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Nov 2013. This was a CASH sale and the price was 273,000. The document # was CA3479988.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Aug 2003. This was a CASH sale and the price was 133,500. The document # was BV328212.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 03 Apr 2003. This was a CASH sale and the price was 108,000. The document # was BV117941.

- #4 A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 140,186. The document # was BG424005.
- #5 A NON-SALE occurred on 03 Sep 1993. The document # was BG319818.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:49:08 AM
For: PJ39465

Roll Year: 2021
Roll Number: 023-718-303-76-0031
Area: 09
Jurisdiction: 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #602 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: AIGUO XU/XUEYING
of Owners: 2
 YANG
Owner Address: 602-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: CA3048715
PID: 018-367-119
Legal Description: Strata Lot 31, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$243000	\$137000

Total Actual Value: \$380000**2020 Value**

Property Class	Land	Improvement
Residential	\$234000	\$136000

Total Actual Value: \$370000**2019 Value**

Property Class	Land	Improvement
Residential	\$259000	\$138000

Total Actual Value: \$397000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Mar 2013. This was a CASH sale and the price was 243,000. The document # was CA3048715.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Aug 2008. This was a CASH sale and the price was 242,000. The document # was BB704130.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Jul 2004. This was a CASH sale and the price was 136,000. The document # was BW348477.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Apr 1994. This was a CASH sale and the price was 130,647. The document # was BH150533.

#5 A NON-SALE occurred on 03 Sep 1993. The document # was BG319819.

Additional Owners:

Associated PIDs:

No Additional Owners

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021 **Report Time:** 11:49:20 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0032
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #603 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: TAMURA SEIICHIRO **# of Owners:** 1
Owner Address: 2-14-5 KEYAKIZAKA KAWANISHI HYOGO 666-0145 JAPAN
Document No: BG466833
PID: 018-367-127
Legal Description: Strata Lot 32, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 501/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$194000	\$135000

Total Actual Value: \$329000**2020 Value**

Property Class	Land	Improvement
Residential	\$186000	\$134000

Total Actual Value: \$320000**2019 Value**

Property Class	Land	Improvement
Residential	\$207000	\$136000

Total Actual Value: \$343000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A NON-SALE occurred on 29 Dec 1993. The document # was BG466833.
	#2	A NON-SALE occurred on 03 Sep 1993. The document # was BG319820.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:49:31 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0033
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #604 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: LI WEI ZHU **# of Owners:** 1
Owner Address: 604-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: CA3783196
PID: 018-367-135
Legal Description: Strata Lot 33, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$226000	\$160000

Total Actual Value: \$386000

2020 Value

Property Class	Land	Improvement
Residential	\$217000	\$159000

Total Actual Value: \$376000

2019 Value

Property Class	Land	Improvement
Residential	\$242000	\$161000

Total Actual Value: \$403000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 17 Jun 2014. This was a CASH sale and the price was 288,000. The document # was CA3783196.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Mar 2013. This was a CASH sale and the price was 300,000. The document # was CA3039394.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 01 Mar 2013. This was a CASH sale and the price was 279,000. The document # was CA3016711.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Aug 1997. This was a CASH sale and the price was 137,000. The document # was BL298592.
	#5	A NON-SALE occurred on 11 Jul 1996. The document # was BK218955.

#6 A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 140,218. The document # was BG424006.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:49:47 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0034
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #605 3380 VANNESS AVE VANCOUVER BC V5R 5A8

Owner Name: TOMMY JIAN ZHOU **# of Owners:** 1
Owner Address: 605-3380 VANNESS AVE VANCOUVER BC V5R 5A8

Document No: CA6004583
PID: 018-367-143
Legal Description: Strata Lot 34, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$203000	\$141000

Total Actual Value: \$344000

2020 Value

Property Class	Land	Improvement
Residential	\$194000	\$144000

Total Actual Value: \$338000

2019 Value

Property Class	Land	Improvement
Residential	\$217000	\$148000

Total Actual Value: \$365000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 18 May 2017. This was a CASH sale and the price was 321,800. The document # was CA6004583.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Jun 2012. This was a CASH sale and the price was 241,000. The document # was CA2617336.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Oct 2005. This was a CASH sale and the price was 148,000. The document # was BX496163.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 01 Dec 1993. This was a CASH sale and the price was 127,756. The document # was BG433676.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was BG319822.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:50:00 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0035
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #606 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: 0753861 BC LTD **# of Owners:** 1
Owner Address: 742 CORDOVA ST E VANCOUVER BC V6A 1M3
Document No: BB1096864
PID: 018-367-151
Legal Description: Strata Lot 35, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$257000	\$135000

Total Actual Value: \$392000

2020 Value

Property Class	Land	Improvement
Residential	\$247000	\$134000

Total Actual Value: \$381000

2019 Value

Property Class	Land	Improvement
Residential	\$274000	\$136000

Total Actual Value: \$410000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 13 Aug 2009. This was a CASH sale and the price was 220,000. The document # was BB1096864.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Aug 2002. This was a CASH sale and the price was 100,000. The document # was BT312856.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Jul 1995. This was a CASH sale and the price was 110,500. The document # was BJ219945.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Jan 1994. This was a CASH sale and the price was 131,604. The document # was BH28825.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was BG319823.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:50:12 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0036
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #701 3380 VANNESS AVE VANCOUVER BC V5R 5A8
Owner Name: CYNTHIA PARONABLE **# of Owners:** 1
 GUILLERGAN
Owner Address: 701-3380 VANNESS AVE VANCOUVER BC V5R 5A8
Document No: CA3465561
PID: 018-367-160
Legal Description: Strata Lot 36, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$261000	\$147000

Total Actual Value: \$408000

2020 Value

Property Class	Land	Improvement
Residential	\$251000	\$145000

Total Actual Value: \$396000

2019 Value

Property Class	Land	Improvement
Residential	\$278000	\$148000

Total Actual Value: \$426000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Nov 2013. This was a CASH sale and the price was 285,000. The document # was CA3465561.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 14 Feb 2006. This was a CASH sale and the price was 175,000. The document # was BA466184.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 01 Aug 2002. This was a CASH sale and the price was 140,000. The document # was BT281451.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Mar 2000. This was a CASH sale and the price was 140,000. The document # was BP68910.

- #5 A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 148,353. The document # was BG424008.
- #6 A NON-SALE occurred on 03 Sep 1993. The document # was BG319824.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:50:32 AM
For: PJ39465

Roll Year: 2021
Area: 09
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #702 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Roll Number: 023-718-303-76-0037
Jurisdiction: 200

Owner Name: MARILYN MAISO
 TAGAB
of Owners: 1
Owner Address: 702-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: CA3837761
PID: 018-367-178
Legal Description: Strata Lot 37, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2021 Value

Property Class	Land	Improvement
Residential	\$263000	\$137000

Total Actual Value: \$400000**2020 Value**

Property Class	Land	Improvement
Residential	\$253000	\$136000

Total Actual Value: \$389000**2019 Value**

Property Class	Land	Improvement
Residential	\$280000	\$138000

Total Actual Value: \$418000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** Land Dimension Type:

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 14 Jul 2014. This was a CASH sale and the price was 258,800. The document # was CA3837761.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 01 Jun 2007. This was a CASH sale and the price was 228,000. The document # was CA463181.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Dec 2006. This was a CASH sale and the price was 204,800. The document # was CA352617.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Dec 2005. This was a CASH sale and the price was 156,800. The document # was CA155131.

- #5 A SINGLE PROPERTY, IMPROVED SALE occurred on 24 Apr 1997. This was a CASH sale and the price was 123,000. The document # was BL141879.
- #6 A SINGLE PROPERTY, IMPROVED SALE occurred on 13 May 1994. This was a CASH sale and the price was 129,211. The document # was BH176282.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:50:47 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0038
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #703 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: ZAKIA SAAD **# of Owners:** 1
Owner Address: 703-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: CA3676330
PID: 018-367-186
Legal Description: Strata Lot 38, Plan LMS992, District Lot 37, Group 1, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$216000	\$161000

Total Actual Value: \$377000**2020 Value**

Property Class	Land	Improvement
Residential	\$208000	\$161000

Total Actual Value: \$369000**2019 Value**

Property Class	Land	Improvement
Residential	\$231000	\$178000

Total Actual Value: \$409000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 14 Apr 2014. This was a CASH sale and the price was 242,100. The document # was CA3676330.
	#2	A NON-SALE occurred on 15 Oct 2012. The document # was CA2820092.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 Dec 1993. This was a CASH sale and the price was 122,511. The document # was BG469258.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319826.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:50:59 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0039
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #704 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: CARLOS J CORDEIRO **# of Owners:** 1
Owner Address: 704-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BW86496
PID: 018-367-194
Legal Description: Strata Lot 39, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 604/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$246000	\$160000

Total Actual Value: \$406000**2020 Value**

Property Class	Land	Improvement
Residential	\$236000	\$159000

Total Actual Value: \$395000**2019 Value**

Property Class	Land	Improvement
Residential	\$263000	\$161000

Total Actual Value: \$424000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 03 Mar 2004. This was a CASH sale and the price was 64,100. The document # was BW86496.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 02 Sep 1997. This was a CASH sale and the price was 139,500. The document # was BL303218.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Aug 1995. This was a CASH sale and the price was 142,500. The document # was BJ256318.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 142,205. The document # was BG426059.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was

BG319827.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:51:12 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0040
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #705 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: CHITRA SURYAKUMAR **# of Owners:** 1
Owner Address: 705-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: CA5112172
PID: 018-367-208
Legal Description: Strata Lot 40, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 525/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$226000	\$153000

Total Actual Value: \$379000**2020 Value**

Property Class	Land	Improvement
Residential	\$217000	\$152000

Total Actual Value: \$369000**2019 Value**

Property Class	Land	Improvement
Residential	\$242000	\$161000

Total Actual Value: \$403000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Apr 2016. This was a CASH sale and the price was 295,000. The document # was CA5112172.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Jun 2010. This was a CASH sale and the price was 251,000. The document # was BB1165134.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Jun 2010. This was a CASH sale and the price was 251,000. The document # was BB1165133.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Nov 1993. This was a CASH sale and the price was 129,211. The document # was BG427239.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was

BG319828.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:51:24 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0041
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #706 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: DANIEL AGCAOILI/MARYANN **# of Owners:** 2
 AGCAOILI
Owner Address: 706-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BB638348
PID: 018-367-216
Legal Description: Strata Lot 41, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 575/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$260000	\$135000

Total Actual Value: \$395000

2020 Value

Property Class	Land	Improvement
Residential	\$250000	\$134000

Total Actual Value: \$384000

2019 Value

Property Class	Land	Improvement
Residential	\$277000	\$136000

Total Actual Value: \$413000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Feb 2008. This was a CASH sale and the price was 241,000. The document # was BB638348.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 14 Jan 1994. This was a CASH sale and the price was 135,911. The document # was BH12629.
	#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319829.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date:	Aug 26, 2021	Report Time:	11:51:36 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0042
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	#801 3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Owner Name:	BENJAMIN ABENOJAR PERALTA/FEBE PACLIBARE PERALTA	# of Owners:	2
Owner Address:	801-3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Document No:	BB122705		
PID:	018-367-224		
Legal Description:	Strata Lot 42, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1		

2021 Value

Property Class	Land	Improvement	
Residential	\$247000	\$147000	
			Total Actual Value: \$394000

2020 Value

Property Class	Land	Improvement	
Residential	\$247000	\$145000	
			Total Actual Value: \$392000

2019 Value

Property Class	Land	Improvement	
Residential	\$275000	\$148000	
			Total Actual Value: \$423000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Sep 2007. This was a CASH sale and the price was 263,000. The document # was BB122705.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 147,663. The document # was BG424216.
	#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319830.

Additional Owners:

Associated PIDs:

No Additional Owners

Assessment Roll Report**Disclaimer**

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Report Date:	Aug 26, 2021	Report Time:	11:51:52 AM
Folio:	26800	For:	PJ39465
Roll Year:	2021	Roll Number:	023-718-303-76-0043
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	023 - Collingwood		
Property Address:	#802 3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Owner Name:	ELSIE MARAYAG/REYNALDO LUCAS MARAYAG	# of Owners:	2
Owner Address:	802-3380 VANNESS AVE VANCOUVER BC V5R 6B8		
Document No:	CA3478122		
PID:	018-367-232		
Legal Description:	Strata Lot 43, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		

2021 Value

Property Class	Land	Improvement
Residential	\$266000	\$154000

Total Actual Value: \$420000**2020 Value**

Property Class	Land	Improvement
Residential	\$256000	\$153000

Total Actual Value: \$409000**2019 Value**

Property Class	Land	Improvement
Residential	\$283000	\$164000

Total Actual Value: \$447000**Manual Class:** B705 - Strata Apartment - Hi-Rise**Actual Use:** 030 - Strata-Lot Residence (Condominium)**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Nov 2013. This was a CASH sale and the price was 240,000. The document # was CA3478122.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Feb 2003. This was a CASH sale and the price was 110,000. The document # was BV68750.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Mar 2002. This was a CASH sale and the price was 108,000. The document # was BT101504.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Jul 1994.

#5 This was a CASH sale and the price was 129,211. The document # was BH266384.
A NON-SALE occurred on 03 Sep 1993. The document # was BG319831.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:52:06 AM
For: PJ39465

Roll Year: 2021
Roll Number: 023-718-303-76-0044
Area: 09
Jurisdiction: 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #803 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: KWOK-WAI RICKY HON/CHIU
KWAN HON
of Owners: 2
Owner Address: 803-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: CA9225608
PID: 018-367-241
Legal Description: Strata Lot 44, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2021 Value

Property Class	Land	Improvement
Residential	\$213000	\$135000

Total Actual Value: \$348000**2020 Value**

Property Class	Land	Improvement
Residential	\$205000	\$134000

Total Actual Value: \$339000**2019 Value**

Property Class	Land	Improvement
Residential	\$228000	\$136000

Total Actual Value: \$364000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Jul 2021. This was a CASH sale and the price was 174,000. The document # was CA9225608.
	#2	A NON-SALE occurred on 23 Jun 2008. The document # was CA824979.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Apr 2000. This was a CASH sale and the price was 115,400. The document # was BP83648.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Dec 1993. This was a CASH sale and the price was 126,340. The document # was BG450991.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was

BG319832.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:52:20 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0045
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #804 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: YEUK C HO **# of Owners:** 1
Owner Address: 804-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BA155578
PID: 018-367-259
Legal Description: Strata Lot 45, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 604/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$249000	\$160000	
			Total Actual Value: \$409000

2020 Value

Property Class	Land	Improvement	
Residential	\$239000	\$159000	
			Total Actual Value: \$398000

2019 Value

Property Class	Land	Improvement	
Residential	\$267000	\$161000	
			Total Actual Value: \$428000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 18 Jan 2006. This was a CASH sale and the price was 170,400. The document # was BA155578.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Jul 1995. This was a CASH sale and the price was 148,000. The document # was BJ220364.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 146,248. The document # was BG424136.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319833.

Additional Owners:

Associated PIDs:

No Additional Owners

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Report Date: Aug 26, 2021 **Report Time:** 11:52:33 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0046
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #805 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: NADER **# of Owners:** 1
 PARANDAKHTEH
Owner Address: 805-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: CA711669
PID: 018-367-267
Legal Description: Strata Lot 46, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2021 Value

Property Class	Land	Improvement
Residential	\$223000	\$141000

Total Actual Value: \$364000**2020 Value**

Property Class	Land	Improvement
Residential	\$214000	\$140000

Total Actual Value: \$354000**2019 Value**

Property Class	Land	Improvement
Residential	\$239000	\$142000

Total Actual Value: \$381000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Feb 2008. This was a CASH sale and the price was 238,000. The document # was CA711669.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 24 Feb 2004. This was a CASH sale and the price was 126,800. The document # was BW74149.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 16 Sep 2002. This was a CASH sale and the price was 114,800. The document # was BT337934.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 02 Feb 1994. This was a CASH sale and the price was 129,929. The document # was BH36383A.

#5 A NON-SALE occurred on 03 Sep 1993. The document # was BG319834.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:52:47 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0047
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #806 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: TIMOTHY J OSIER/JENNIFER REED **# of Owners:** 2
Owner Address: 806-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BV331723
PID: 018-367-275
Legal Description: Strata Lot 47, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 575/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$279000	\$135000

Total Actual Value: \$414000

2020 Value

Property Class	Land	Improvement
Residential	\$269000	\$134000

Total Actual Value: \$403000

2019 Value

Property Class	Land	Improvement
Residential	\$297000	\$136000

Total Actual Value: \$433000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 21 Aug 2003. This was a CASH sale and the price was 120,000. The document # was BV331723.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 24 Jul 1996. This was a CASH sale and the price was 125,000. The document # was BK233242.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 141,994. The document # was BG424010.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319835.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021 **Report Time:** 11:53:01 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0048
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #901 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: FLORINA B TOBIAS **# of Owners:** 1
Owner Address: 901-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BW542393
PID: 018-367-283
Legal Description: Strata Lot 48, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 605/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$268000	\$147000

Total Actual Value: \$415000**2020 Value**

Property Class	Land	Improvement
Residential	\$257000	\$145000

Total Actual Value: \$402000**2019 Value**

Property Class	Land	Improvement
Residential	\$285000	\$148000

Total Actual Value: \$433000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 Nov 2004. This was a CASH sale and the price was 159,000. The document # was BW542393.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Jun 1996. This was a CASH sale and the price was 139,000. The document # was BK198196.
	#3	A NON-SALE occurred on 14 Oct 1994. The document # was BH370670.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Nov 1993. This was a CASH sale and the price was 157,771. The document # was BG428312.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was BG319836.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:53:25 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0049
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #902 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: KIT FONG LEE **# of Owners:** 1
Owner Address: 902-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BB1225142
PID: 018-367-291
Legal Description: Strata Lot 49, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 581/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$269000	\$137000

Total Actual Value: \$406000**2020 Value**

Property Class	Land	Improvement
Residential	\$259000	\$136000

Total Actual Value: \$395000**2019 Value**

Property Class	Land	Improvement
Residential	\$287000	\$138000

Total Actual Value: \$425000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 16 Nov 2009. This was a CASH sale and the price was 238,000. The document # was BB1225142.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Dec 2006. This was a CASH sale and the price was 212,300. The document # was BA602005.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 18 Mar 2005. This was a CASH sale and the price was 144,399. The document # was BX217967.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Aug 1994. This was a CASH sale and the price was 138,064. The document # was BH315689.
	#5	A NON-SALE occurred on 03 Sep 1993. The document # was

BG319837.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:53:36 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0050
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #903 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: MILA SAVITSKI **# of Owners:** 1
Owner Address: 903-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BA361327
PID: 018-367-305
Legal Description: Strata Lot 50, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 501/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$216000	\$149000

Total Actual Value: \$365000**2020 Value**

Property Class	Land	Improvement
Residential	\$208000	\$149000

Total Actual Value: \$357000**2019 Value**

Property Class	Land	Improvement
Residential	\$231000	\$159000

Total Actual Value: \$390000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Mar 2006. This was a CASH sale and the price was 170,000. The document # was BA361327.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 10 Jun 2004. This was a CASH sale and the price was 135,000. The document # was BW256542.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 31 Mar 1994. This was a CASH sale and the price was 130,647. The document # was BH112647.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319838.

Additional Owners:**Associated PIDs:**

No Additional Owners

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:53:49 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0051
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #904 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: WEI LIU/YAN HONG **# of Owners:** 2
 XIE
Owner Address: 904-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BB1672122
PID: 018-367-313
Legal Description: Strata Lot 51, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 604/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$253000	\$160000	
			Total Actual Value: \$413000

2020 Value

Property Class	Land	Improvement	
Residential	\$243000	\$159000	
			Total Actual Value: \$402000

2019 Value

Property Class	Land	Improvement	
Residential	\$270000	\$161000	
			Total Actual Value: \$431000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Jun 2010. This was a CASH sale and the price was 291,000. The document # was BB1672122.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 May 2006. This was a CASH sale and the price was 198,100. The document # was BA380597.
	#3	A NON-SALE occurred on 15 Dec 2005. The document # was BX32897.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 02 Dec 2005. This was a CASH sale and the price was 10,000. The document # was BX28377.

- #5 A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Aug 1998. This was a CASH sale and the price was 142,000. The document # was BM238193.
- #6 A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Nov 1993. This was a CASH sale and the price was 151,225. The document # was BG428437.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:54:02 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0052
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #905 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: LETECIA MARZAN **# of Owners:** 2
 BANTA
Owner Address: 905-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: CA3555460
PID: 018-367-321
Legal Description: Strata Lot 52, Plan LMS992, District Lot 37, Group 1, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$241000	\$169000

Total Actual Value: \$410000**2020 Value**

Property Class	Land	Improvement
Residential	\$231000	\$170000

Total Actual Value: \$401000**2019 Value**

Property Class	Land	Improvement
Residential	\$257000	\$188000

Total Actual Value: \$445000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 20 Jan 2014. This was a CASH sale and the price was 265,000. The document # was CA3555460.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 29 Jun 2011. This was a CASH sale and the price was 273,000. The document # was CA2077044.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Aug 2009. This was a CASH sale and the price was 249,000. The document # was BB1099030.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 28 Dec 2005. This was a CASH sale and the price was 156,900. The

- #5 document # was BX604970.
A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Feb 1994. This was a CASH sale and the price was 133,996. The document # was BH49455.
- #6 A NON-SALE occurred on 03 Sep 1993. The document # was BG319840.

Additional Owners:

NOEL BANTA BANTA
905-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021 **Report Time:** 11:54:15 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0053
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #906 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: YIN B CHAN/YICK K **# of Owners:** 2
 CHAN
Owner Address: 906-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BK199632
PID: 018-367-330
Legal Description: Strata Lot 53, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 575/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$283000	\$137000

Total Actual Value: \$420000**2020 Value**

Property Class	Land	Improvement
Residential	\$272000	\$135000

Total Actual Value: \$407000**2019 Value**

Property Class	Land	Improvement
Residential	\$300000	\$138000

Total Actual Value: \$438000**Manual Class:** B705 - Strata Apartment - Hi-Rise**Actual Use:** 030 - Strata-Lot Residence (Condominium)**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Jun 1996. This was a CASH sale and the price was 126,000. The document # was BK199632.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 138,000. The document # was BG424012.
	#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319841.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:54:28 AM
For: PJ39465

Roll Year: 2021
Area: 09
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1001 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Roll Number: 023-718-303-76-0054
Jurisdiction: 200

Owner Name: PEARL CHEUNG/ANDREW K CHEUNG
of Owners: 2
Owner Address: 1001-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BG421982
PID: 018-367-348
Legal Description: Strata Lot 54, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 605/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$271000	\$147000

Total Actual Value: \$418000**2020 Value**

Property Class	Land	Improvement
Residential	\$261000	\$145000

Total Actual Value: \$406000**2019 Value**

Property Class	Land	Improvement
Residential	\$289000	\$148000

Total Actual Value: \$437000**Manual Class:** B705 - Strata Apartment - Hi-Rise**Actual Use:** 030 - Strata-Lot Residence (Condominium)**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** Land Dimension Type:

Sales:	Number	Description
	#1	A NON-SALE occurred on 25 Nov 1993. The document # was BG421982.
	#2	A NON-SALE occurred on 03 Sep 1993. The document # was BG319842.

Additional Owners:

No Additional Owners

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:54:40 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0055
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1002 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: HA DANG **# of Owners:** 1
Owner Address: 1002-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BN196481
PID: 018-367-356
Legal Description: Strata Lot 55, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 581/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement	
Residential	\$272000	\$137000	
			Total Actual Value: \$409000

2020 Value

Property Class	Land	Improvement	
Residential	\$262000	\$136000	
			Total Actual Value: \$398000

2019 Value

Property Class	Land	Improvement	
Residential	\$290000	\$138000	
			Total Actual Value: \$428000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:
Land Dimension: **Land Dimension Type:**

Sales:

Number	Description
#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Jul 1999. This was a CASH sale and the price was 110,000. The document # was BN196481.
#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 08 Aug 1994. This was a CASH sale and the price was 140,000. The document # was BH294082.
#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319843.

Additional Owners: **Associated PIDs:**
 No Additional Owners

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:55:05 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0056
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1003 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: BRIAN YAN MUK **# of Owners:** 1
Owner Address: 1003-3380 VANNES AVE VANCOUVER BC V5R 6B8
Document No: CA5762469
PID: 018-367-364
Legal Description: Strata Lot 56, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 501/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$219000	\$135000

Total Actual Value: \$354000

2020 Value

Property Class	Land	Improvement
Residential	\$210000	\$134000

Total Actual Value: \$344000

2019 Value

Property Class	Land	Improvement
Residential	\$234000	\$136000

Total Actual Value: \$370000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Jan 2017. This was a CASH sale and the price was 285,000. The document # was CA5762469.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Sep 1995. This was a CASH sale and the price was 109,000. The document # was BJ278044.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 04 Mar 1994. This was a CASH sale and the price was 130,407. The document # was BH76207.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319844.

Additional Owners:

Associated PIDs:

No Additional Owners

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Report Date: Aug 26, 2021 **Report Time:** 11:55:24 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0057

Area: 09 **Jurisdiction:** 200

School District: 39

Neighbourhood: 023 - Collingwood

Property Address: #1004 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: DOUGLAS J DIRKS/TERESA L **# of Owners:** 2
DIRKS

Owner Address: 1004-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: BG424014

PID: 018-367-372

Legal Description: Strata Lot 57, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 604/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$256000	\$160000

Total Actual Value: \$416000**2020 Value**

Property Class	Land	Improvement
Residential	\$246000	\$161000

Total Actual Value: \$407000**2019 Value**

Property Class	Land	Improvement
Residential	\$273000	\$164000

Total Actual Value: \$437000

Manual Class: B705 - Strata Apartment - Hi-Rise

Actual Use: 030 - Strata-Lot Residence (Condominium)

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 156,556. The document # was BG424014.
	#2	A NON-SALE occurred on 03 Sep 1993. The document # was BG319845.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:55:47 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0058
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1005 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: VIVIAN W BLAKER **# of Owners:** 1
Owner Address: 1005-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BK269565
PID: 018-367-381
Legal Description: Strata Lot 58, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 525/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$244000	\$141000

Total Actual Value: \$385000**2020 Value**

Property Class	Land	Improvement
Residential	\$234000	\$140000

Total Actual Value: \$374000**2019 Value**

Property Class	Land	Improvement
Residential	\$260000	\$142000

Total Actual Value: \$402000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 Aug 1996. This was a CASH sale and the price was 129,200. The document # was BK269565.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 31 Mar 1994. This was a CASH sale and the price was 134,954. The document # was BH111144.
	#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319846.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021
Folio: 26800
Report Time: 11:56:02 AM
For: PJ39465

Roll Year: 2021
Area: 09
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1006 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Roll Number: 023-718-303-76-0059
Jurisdiction: 200

Owner Name: HARINDER SINGH
 KHANGURA
of Owners: 1
Owner Address: 8345 108 ST DELTA BC V4C 0A1

Document No: BB3030312
PID: 018-367-399
Legal Description: Strata Lot 59, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$286000	\$135000

Total Actual Value: \$421000**2020 Value**

Property Class	Land	Improvement
Residential	\$275000	\$134000

Total Actual Value: \$409000**2019 Value**

Property Class	Land	Improvement
Residential	\$304000	\$136000

Total Actual Value: \$440000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 08 Apr 2015. This was a CASH sale and the price was 255,000. The document # was BB3030312.
	#2	A NON-SALE occurred on 08 Mar 2011. The document # was CA1927089.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 1993. This was a CASH sale and the price was 145,327. The document # was BG424490.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319847.

Additional Owners:**Associated PIDs:**

No Additional Owners

Assessment Roll Report**Disclaimer**

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Report Date: Aug 26, 2021 **Report Time:** 11:56:15 AM
Folio: 26800 **For:** PJ39465

Roll Year: 2021 **Roll Number:** 023-718-303-76-0060
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1101 3380 VANNESS AVE VANCOUVER BC V5R 6B8

Owner Name: PETER BYRNE/ANN **# of Owners:** 2
 BYRNE
Owner Address: 1101-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Document No: CA2401283
PID: 018-367-402
Legal Description: Strata Lot 60, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2021 Value

Property Class	Land	Improvement
Residential	\$337000	\$332000

Total Actual Value: \$669000**2020 Value**

Property Class	Land	Improvement
Residential	\$301000	\$328000

Total Actual Value: \$629000**2019 Value**

Property Class	Land	Improvement
Residential	\$343000	\$333000

Total Actual Value: \$676000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 21 Feb 2012. This was a CASH sale and the price was 473,000. The document # was CA2401283.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 Oct 2008. This was a CASH sale and the price was 340,000. The document # was CA961568.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 26 Sep 2003. This was a CASH sale and the price was 155,000. The document # was BV393397.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 24 May 1994. This was a CASH sale and the price was 262,729. The document # was BH189591.

#5 A NON-SALE occurred on 03 Sep 1993. The document # was BG319848.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:56:27 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0061
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1102 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: KA LOK CHAN **# of Owners:** 2
Owner Address: 1102-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: CA9097856
PID: 018-367-411
Legal Description: Strata Lot 61, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$379000	\$378000

Total Actual Value: \$757000**2020 Value**

Property Class	Land	Improvement
Residential	\$301000	\$378000

Total Actual Value: \$679000**2019 Value**

Property Class	Land	Improvement
Residential	\$342000	\$401000

Total Actual Value: \$743000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 15 Jun 2021. This was a CASH sale and the price was 710,000. The document # was CA9097856.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 25 Nov 2014. This was a CASH sale and the price was 533,500. The document # was CA4098216.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 05 Jul 2012. This was a CASH sale and the price was 500,000. The document # was CA2640168.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 23 Nov 2007. This was a CASH sale and the price was 420,000. The document # was CA635403.
	#5	A SINGLE PROPERTY, IMPROVED SALE occurred on 30 Jul 2004. This was a CASH sale and the price was 209,000. The

#6 document # was BW356065.
A SINGLE PROPERTY, IMPROVED SALE occurred on 06 Jul 1995.
This was a CASH sale and the price was 193,817. The
document # was BJ198224.

Additional Owners:

CHE WING CHAN
1102-3380 VANNESS AVE VANCOUVER BC V5R 6B8

Associated PIDs:

Assessment Roll Report

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Report Date: Aug 26, 2021 **Report Time:** 11:56:40 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0062
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1103 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: SIMON DAVISON **# of Owners:** 1
Owner Address: 1103-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: CA4815999
PID: 018-367-429
Legal Description: Strata Lot 62, Plan LMS992, District Lot 37, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$377000	\$362000

Total Actual Value: \$739000

2020 Value

Property Class	Land	Improvement
Residential	\$299000	\$362000

Total Actual Value: \$661000

2019 Value

Property Class	Land	Improvement
Residential	\$341000	\$381000

Total Actual Value: \$722000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:

Land Dimension: **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 18 Nov 2015. This was a CASH sale and the price was 540,000. The document # was CA4815999.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 24 Apr 2006. This was a CASH sale and the price was 348,000. The document # was BA281312.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 18 Feb 1994. This was a CASH sale and the price was 280,436. The document # was BH54359.
	#4	A NON-SALE occurred on 03 Sep 1993. The document # was BG319850.

Additional Owners:

No Additional Owners

Associated PIDs:

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Report Date: Aug 26, 2021 **Report Time:** 11:56:52 AM
Folio: 26800 **For:** PJ39465
Roll Year: 2021 **Roll Number:** 023-718-303-76-0063
Area: 09 **Jurisdiction:** 200
School District: 39
Neighbourhood: 023 - Collingwood
Property Address: #1104 3380 VANNESS AVE VANCOUVER BC V5R 6B8
Owner Name: SEAN DIMITRIE **# of Owners:** 1
Owner Address: 1104-3380 VANNESS AVE VANCOUVER BC V5R 6B8
Document No: BV188874
PID: 018-367-437
Legal Description: Strata Lot 63, Plan LMS992, District Lot 37, New Westminster Land District, UNDIV 1281/44454 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2021 Value

Property Class	Land	Improvement
Residential	\$442000	\$330000

Total Actual Value: \$772000**2020 Value**

Property Class	Land	Improvement
Residential	\$403000	\$327000

Total Actual Value: \$730000**2019 Value**

Property Class	Land	Improvement
Residential	\$453000	\$332000

Total Actual Value: \$785000

Manual Class: B705 - Strata Apartment - Hi-Rise
Actual Use: 030 - Strata-Lot Residence (Condominium)
Tenure: 01 - Crown-Granted

ALR:**Land Dimension:** **Land Dimension Type:**

Sales:	Number	Description
	#1	A SINGLE PROPERTY, IMPROVED SALE occurred on 27 May 2003. This was a CASH sale and the price was 230,000. The document # was BV188874.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 19 Dec 1994. This was a CASH sale and the price was 256,508. The document # was BH447963.
	#3	A NON-SALE occurred on 03 Sep 1993. The document # was BG319851.

Additional Owners:

No Additional Owners

Associated PIDs:

This is Exhibit "C" referred to in the
affidavit of Brian Van Muk
sworn before me at New Westminster
this 1st day of September 2021

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

**STRATA PLAN OF LOT D, BLOCKS
155 AND 156, DISTRICT LOT 37,
PLAN 22433**

B.C.G.S. 926,025

Scale 1 : 1000 (All distances are in metres)
10 0 10 20 30 40 50 60 70

INTEGRATED SURVEY AREA No. 31, (VANCOUVER)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES,
PRIOR TO COMPUTATION OF U.T.M. COORDINATES,
MULTIPLY BY COMBINED FACTOR 0.9995889737

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-3846, V-3848 AND V-3849

- Ⓐ CONTROL MONUMENT FOUND
- STANDARD IRON POST FOUND
- LEAD PLUG FOUND
- SL STRATA LOT
- LCP LIMITED COMMON PROPERTY
- PT PART
- ² SQUARE METRES
- Ⓒ BALCONY
- Ⓒ COMMON PROPERTY
- Ⓒ DECK

FIRST SHEET, SHEET 1 OF 25 SHEETS

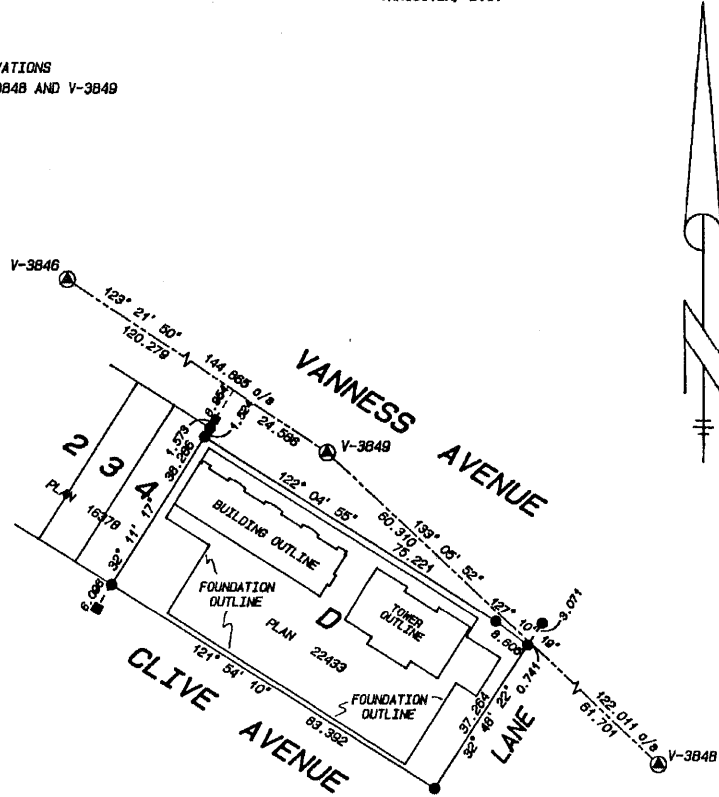
STRATA PLAN LMS 992

86 319 789

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 3 DAY OF SEPT, 1993

[Signature]
DEPUTY REGISTRAR

CIVIC ADDRESS:
"JOYCE PLACE"
3352 VANNESS AVENUE
VANCOUVER, B.C.



**FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX**

THE ADDRESS FOR SERVICE OF
DOCUMENTS ON THE STRATA
CORPORATION IS :
THE OWNERS: STRATA PLAN LMS 992
1800 - 400 BURRIARD STREET
VANCOUVER, B.C. V6C 3A5

THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY UNDER SECTION 53 (2)
OF THE CONDOMINIUM ACT.

I, A. DI NOZZI OF VANCOUVER, B.C., BRITISH
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT
THE BUILDING ERECTED ON THE PARCEL DESCRIBED
ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES
OF THAT PARCEL. DATED AT VANCOUVER, B. C.
THIS 30th DAY OF JULY, 1993.

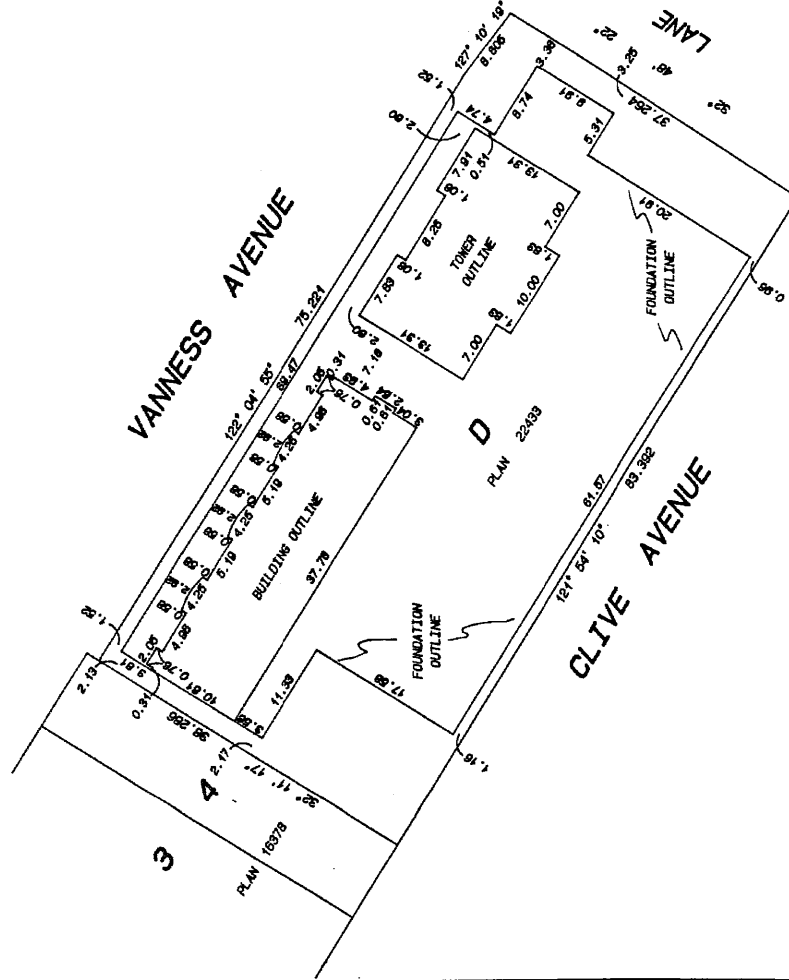
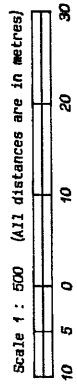
[Signature]
B.C.L.S.

LYON, FLYNN & ASSOCIATES
Professional Land Surveyors
#102 - 1537 W. 6th Avenue
Vancouver, B.C. V6J 1T5
Tel: 737-8777 Fax: 737-8794
FILE: 92-2475

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

FIRST SHEET, SHEET 2 OF 25 SHEETS
STRATA PLAN LMS 992

**BUILDING LOCATION
AND DIMENSIONS**



A. G. Nagy
JULY 30 1993 B.C.L.S.

FILE: 92-2475

CONDOMINIUM ACT SECOND SHEET, SHEET 3 OF 26 SHEETS
STRATA PLAN LMS 992

LOT	SHEET	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	NUMBER OF VOTES
1	7, 8, 9, 22		1182		921		1
2	7, 8, 9, 22		1275		1040		1
3	7, 8, 9, 22		1275		1040		1
4	7, 8, 9, 22		1275		1040		1
5	7, 8, 9, 22		1275		1022		1
6	7, 8, 9, 22		1275		1040		1
7	7, 8, 9, 22		1275		1020		1
8	7, 8, 9, 22		1183		921		1
9	6, 10, 23		624		526		0.9
10	6, 10, 23		894		725		1.3
11	6, 10, 23		888		743		1.3
12	12, 23		605		561		1
13	12, 23		581		550		1
14	12		501		504		1
15	12, 23		604		485		1
16	12		525		518		1
17	12, 23		575		550		1
18	13, 23		605		528		1
19	13, 23		581		564		1
20	13		501		509		1
21	13, 23		604		571		1
22	13		525		541		1
23	13, 23		575		564		1
24	14, 23		605		590		1
25	14, 23		581		566		1
26	14		501		526		1
27	14, 23		604		610		1
28	14		525		556		1
29	14, 23		575		566		1
30	15, 23		605		647		1
31	15, 23		581		605		1
32	15		501		554		1
33	15, 23		604		640		1
34	15		525		576		1
35	15, 23		575		605		1
36	16, 23		605		668		1
37	16, 23		581		624		1

FILE: 92-2475

A. D. Nagy
A.D.L.S.
JULY 30, 1998

CONDOMINIUM ACT

SECOND SHEET, SHEET 4 OF 25 SHEETS

STRATA PLAN LMS 992

LOT	SHEET	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS		
38	16	501	572		1		
39	16, 23	604	666		1		
40	16	625	595		1		
41	16, 23	575	624		1		
42	17, 23	605	680		1		
43	17, 23	581	640		1		
44	17	501	662		1		
45	17, 23	604	659		1		
46	17	625	605		1		
47	17, 23	575	640		1		
48	18, 23	605	711		1		
49	18, 23	581	659		1		
50	18	501	590		1		
51	18, 23	604	662		1		
52	18	625	622		1		
53	18, 23	575	637		1		
54	18, 23	605	725		1		
55	18, 23	581	678		1		
56	19	501	613		1		
57	19, 23	604	705		1		
58	19	625	639		1		
59	19, 23	575	678		1		
60	20, 21, 23	1288	1376		1		
61	20, 21, 23	1220	1317		1		
62	20, 21	1215	1317		1		
63	20, 21, 23	1281	1378		1		
AGGREGATE		44454	44454		63.5		

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 23 DAY OF August, 1993.



[Signature]
SUPERINTENDENT OF REAL ESTATE

A. Di Maggio
JULY 30, 1993
B.C.L.S.

CONDOMINIUM ACT

SECOND SHEET, SHEET 5 OF 26 SHEETS
STRATA PLAN LMS 992

CERTIFICATE UNDER SECTION 8(1)

I, A. DI NOZZI OF VANCOUVER B.C., A BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT,
AS OF THE 30TH DAY OF JULY, 1993, BEEN PREVIOUSLY OCCUPIED.

DATED AT VANCOUVER, B.C. THIS 30TH DAY OF JULY, 1993.

A. Di Nozzi
B.C.L.S.

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) I, THE UNDERSIGNED AM THE DAILY AUTHORIZED
AGENT OF THE OWNER - DEVELOPER
(2) THE STRATA PLAN IS FOR RESIDENTIAL AND NON-
RESIDENTIAL USE.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT
IT IS OF THE SAME FORCE AND EFFECT
AS IF MADE UNDER OATH.

[Signature]
AGENT-FOR-OWNER - DEVELOPER

DECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 11 DAY OF AUGUST 1993.

[Signature]
A COMMISSIONER FOR THE TAKING
OF AFFIDAVITS IN AND FOR THE
PROVINCE OF BRITISH COLUMBIA

OWNER:
424071 B.C. LTD.
INCORPORATION NO. 424071

[Signature]
AUTHORIZED SIGNATORY
Peter Gil

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

Graham J. Phillips
Barbara J. Citor
102 Cadogan Street
Vancouver B.C.
V6B 4K7
Phone: 604-688-8211
[Occupation]

MORTGAGEE:

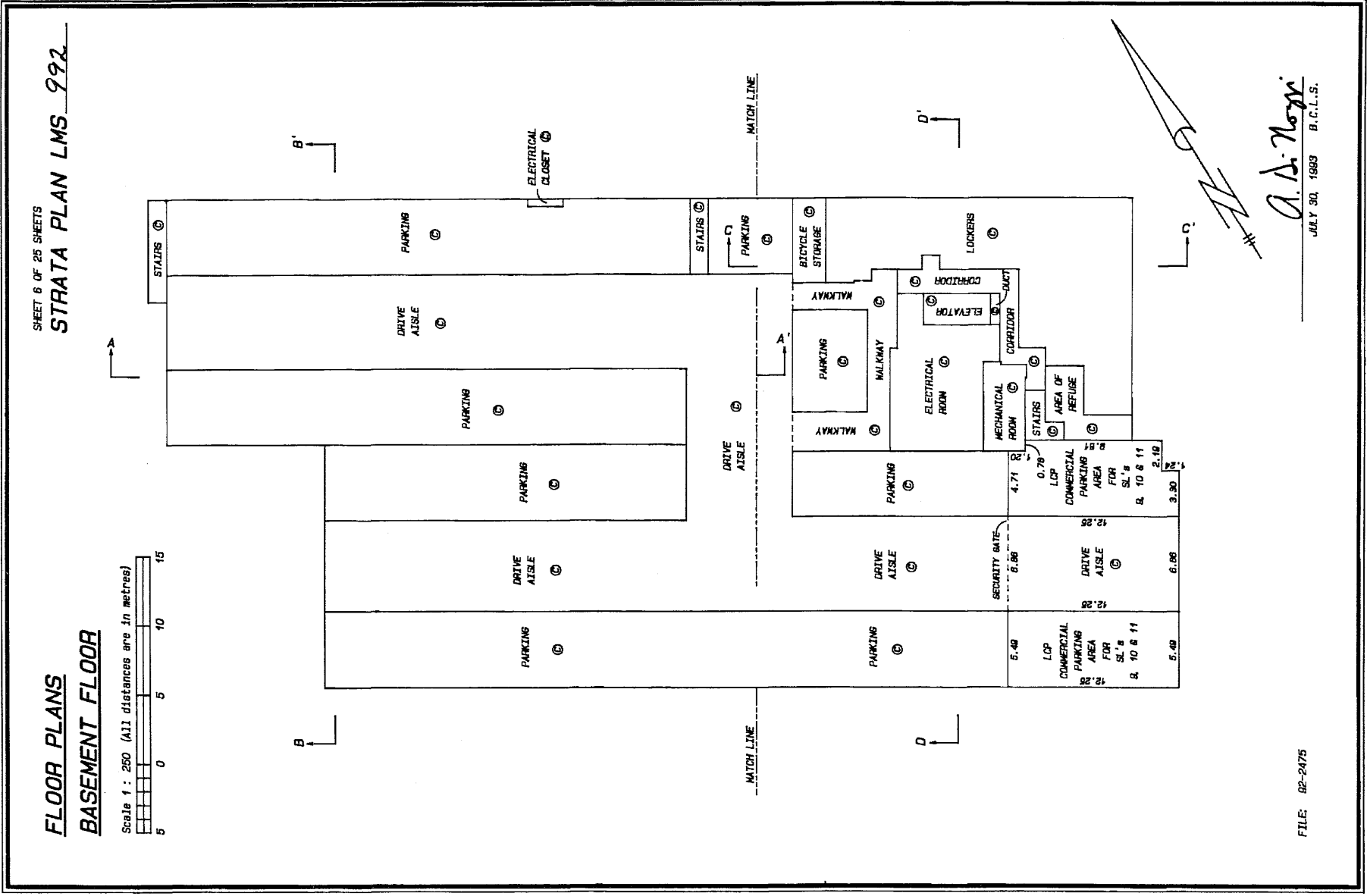
CANADIAN IMPERIAL BANK OF COMMERCE

[Signature]
AUTHORIZED SIGNATORY Brook C. Elliott

[Signature]
AUTHORIZED SIGNATORY Maureen E. Dixon

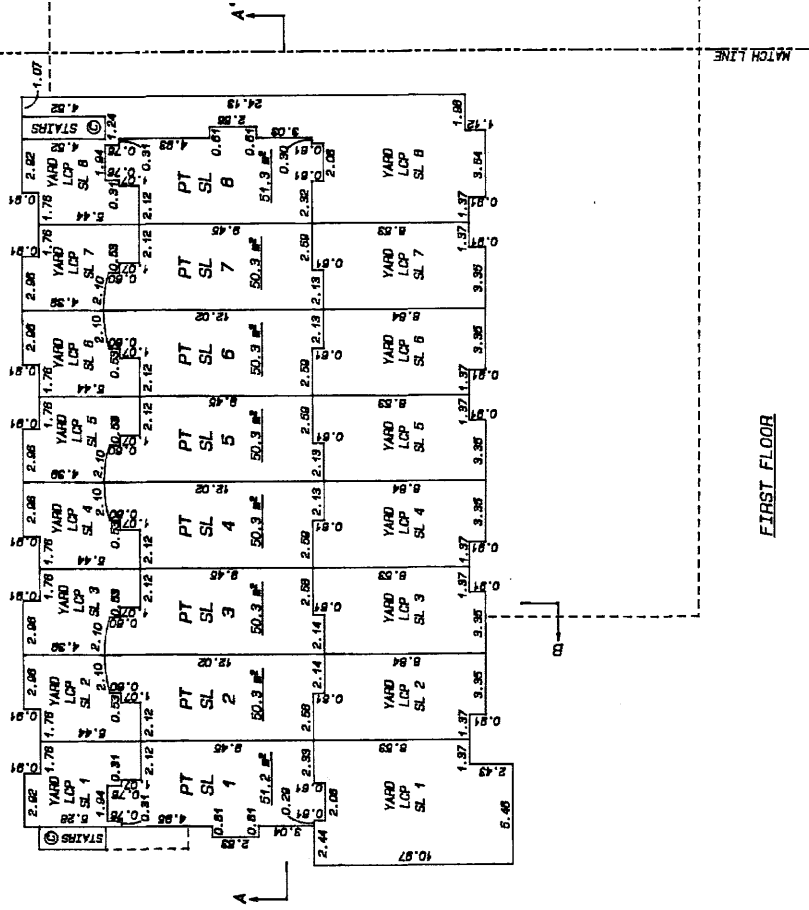
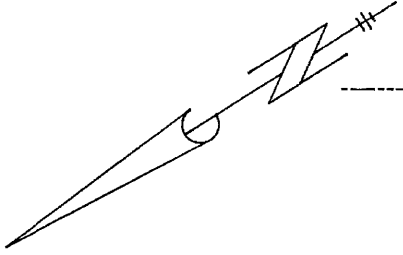
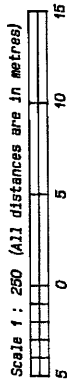
WITNESS AS TO BOTH SIGNATURES

Elizabeth A. Wingate
6th floor, 400 Burrard St
Vancouver, B.C. V6C 2A6
Banker
OCCUPATION OF WITNESS



SHEET 7 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWNHOUSES

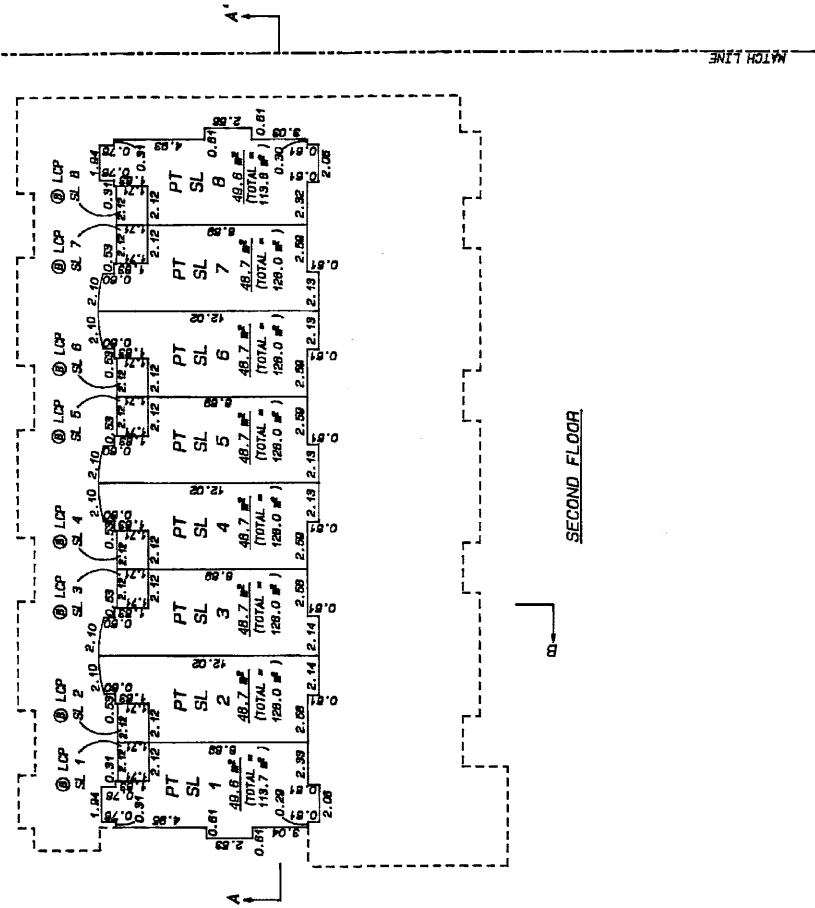
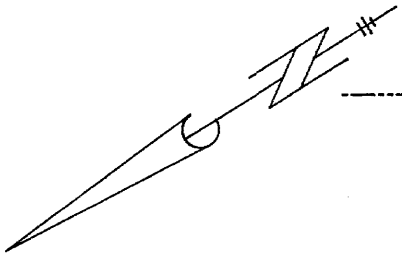
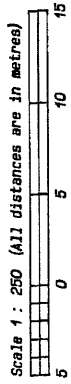


FILE: 82-2475

A. D. Mox
 JULY 30, 1993
 B.C.L.S.

SHEET 8 OF 26 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWNHOUSES



SECOND FLOOR

MATCH LINE

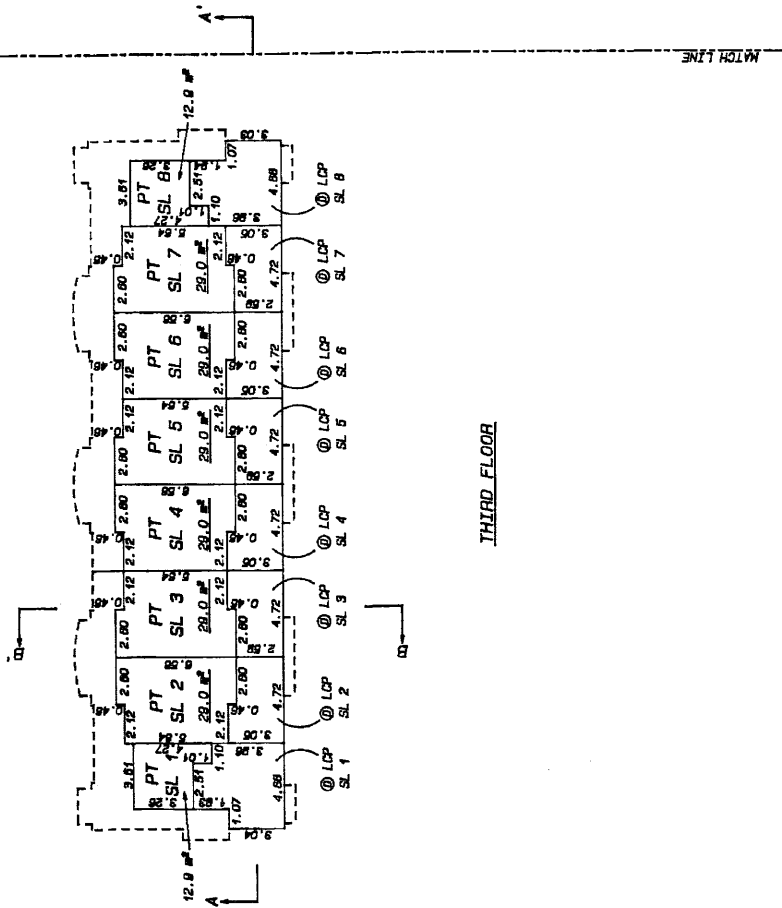
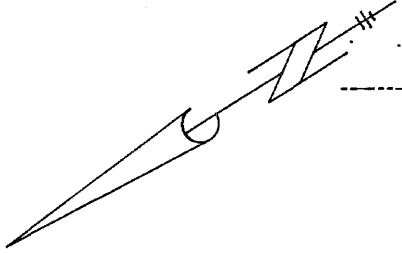
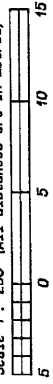
A. D. Noyi
 JULY 30, 1993
 B.C.L.S.

FILE: 92-2475

SHEET 9 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWNHOUSES

Scale 1 : 250 (All distances are in metres)



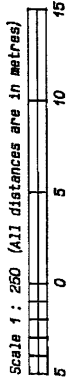
THIRD FLOOR

A.D. Hogg
JULY 30, 1989 B.C.L.S.

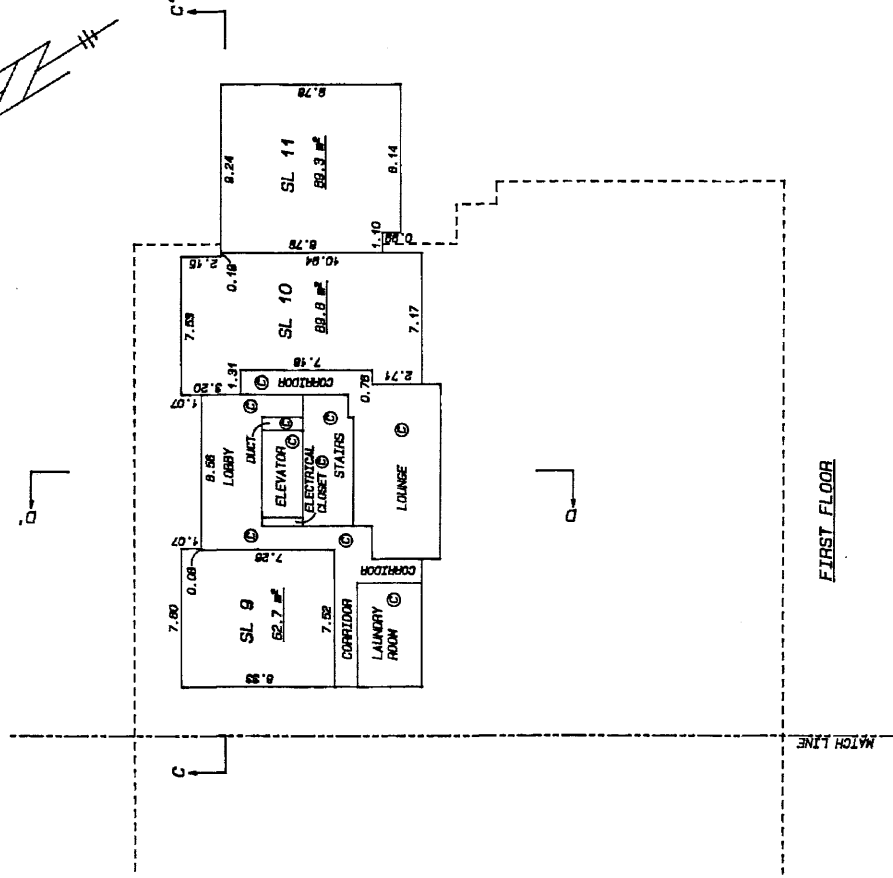
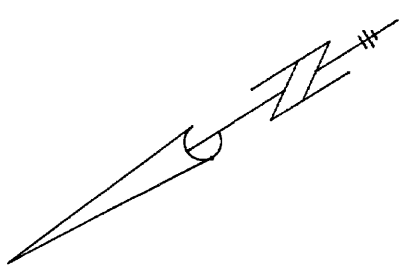
FILE 92-2475

SHEET 10 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER



NOTE: ALL COMMON PROPERTY UNLESS OTHERWISE NOTED



FIRST FLOOR

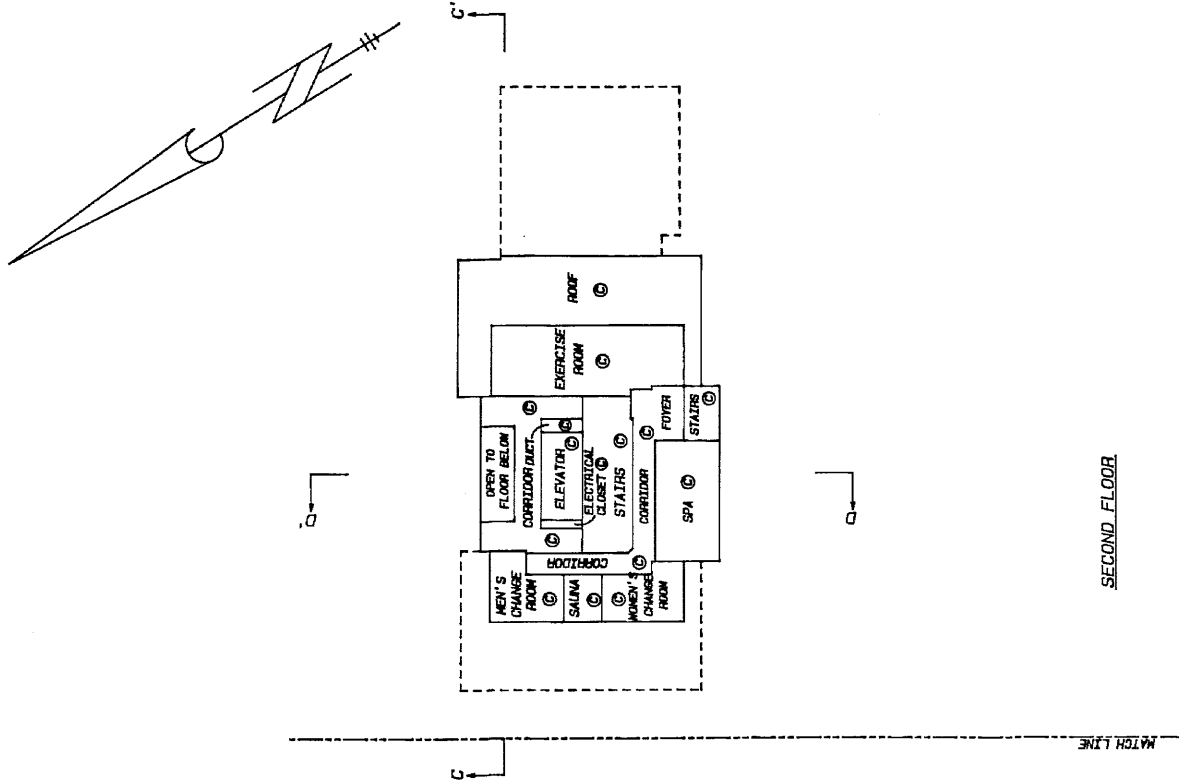
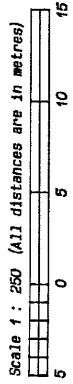
FILE: 92-2475

A. D. Noye
 JULY 30, 1993 B.C.L.S.

FLOOR PLANS
TOWER

SHEET 11 OF 25 SHEETS

STRATA PLAN LMS 992

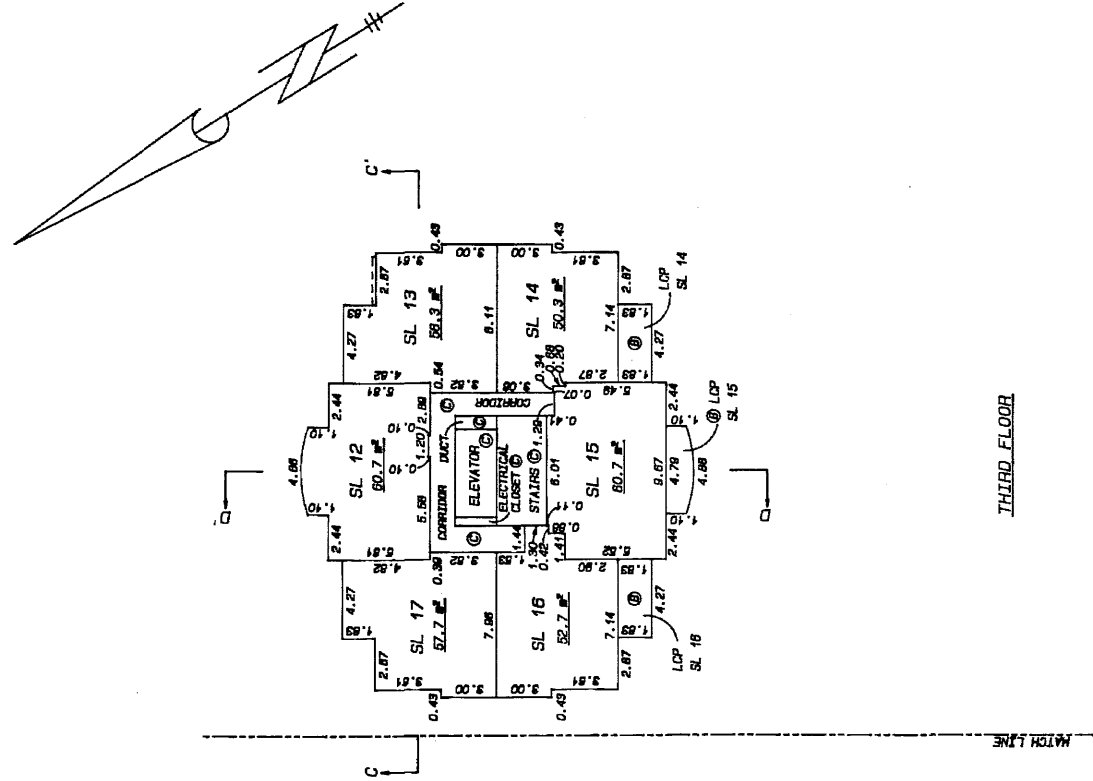
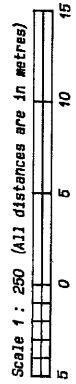


FILE: 92-2475

A. D. Nagy
JULY 30, 1999 B.C.L.S.

SHEET 12 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER



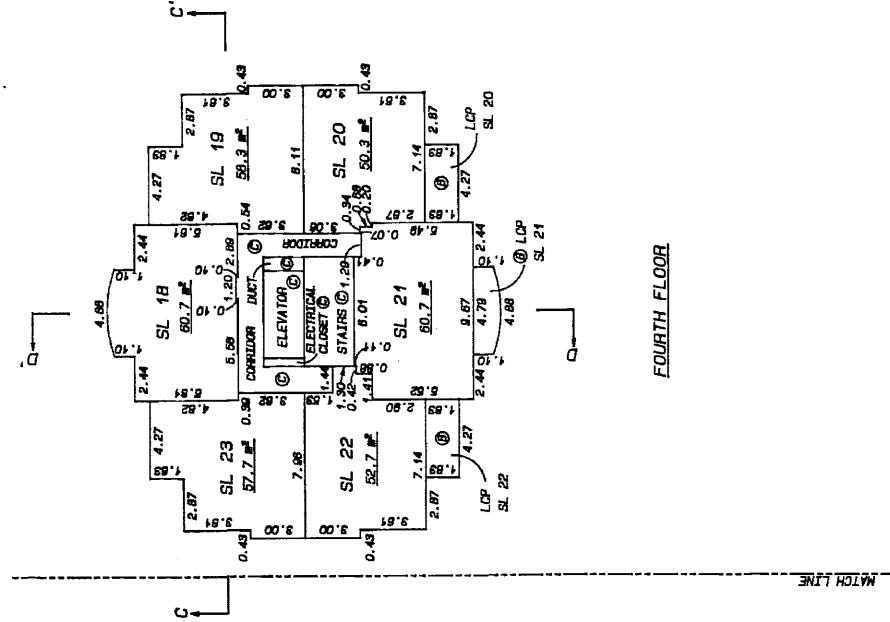
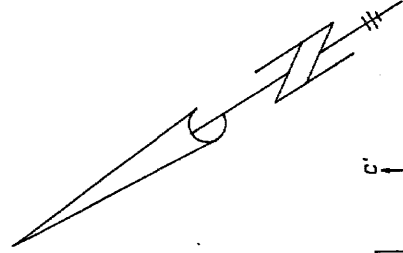
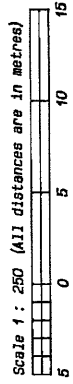
THIRD FLOOR

A. D. Noyi
JULY 30, 1993 B.C.L.S.

FILE: 92-2475

SHEET 19 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER



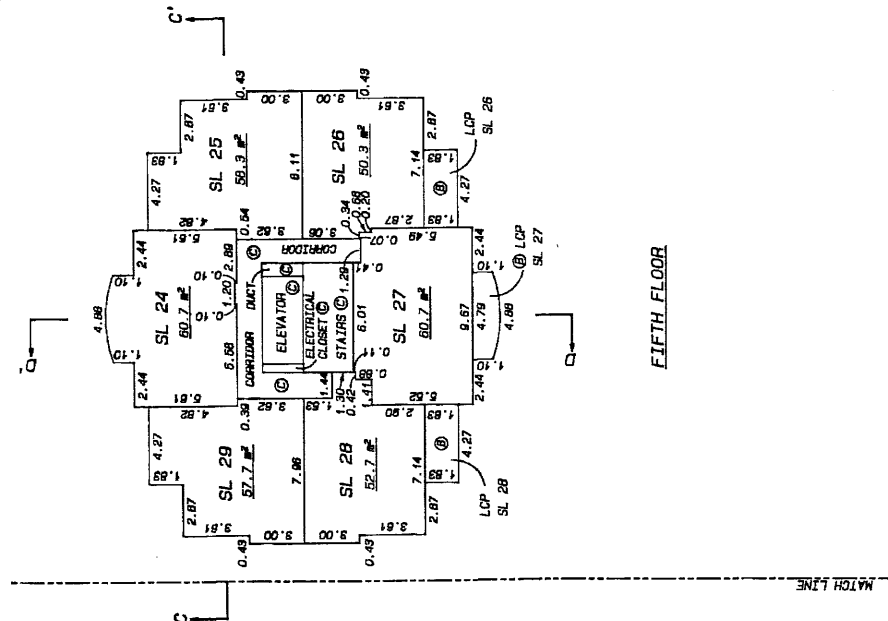
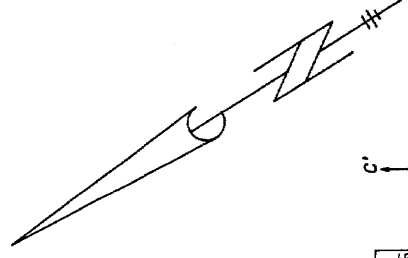
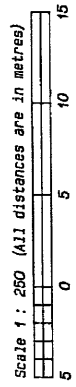
FOURTH FLOOR

FILE: 92-2475

A.D. Moy
 JULY 30, 1993
 B.C.L.S.

SHEET 14 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER

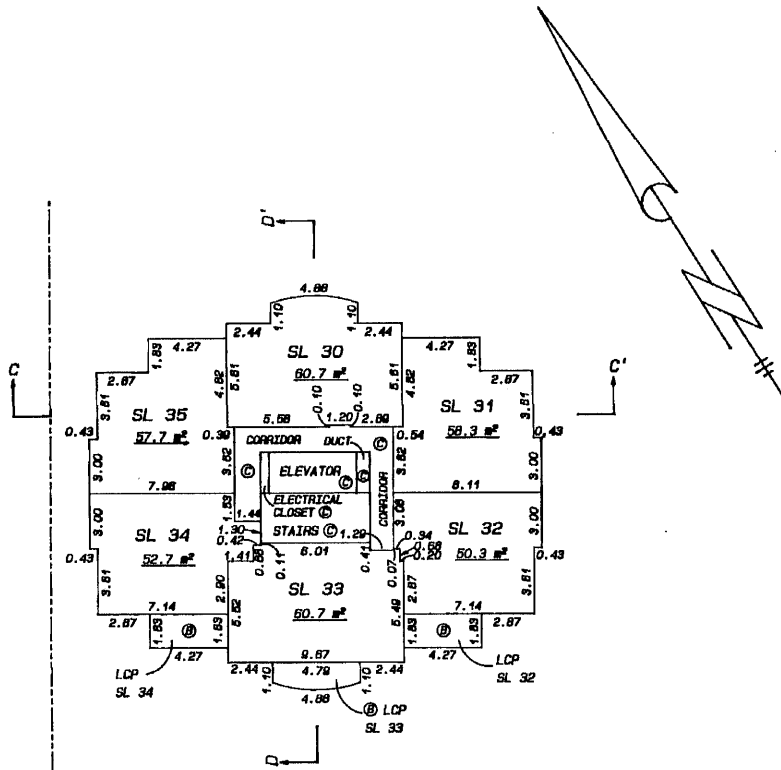
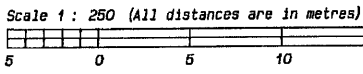


FILE: 92-2475

A. D. Lloyd
 JULY 30, 1993
 B.C.L.S.

FLOOR PLANS
TOWER

SHEET 15 OF 25 SHEETS
STRATA PLAN LMS 992



SIXTH FLOOR

MATCH LINE

FILE: 92-2475

A. Di Noyi
JULY 30, 1999 B.C.L.S.

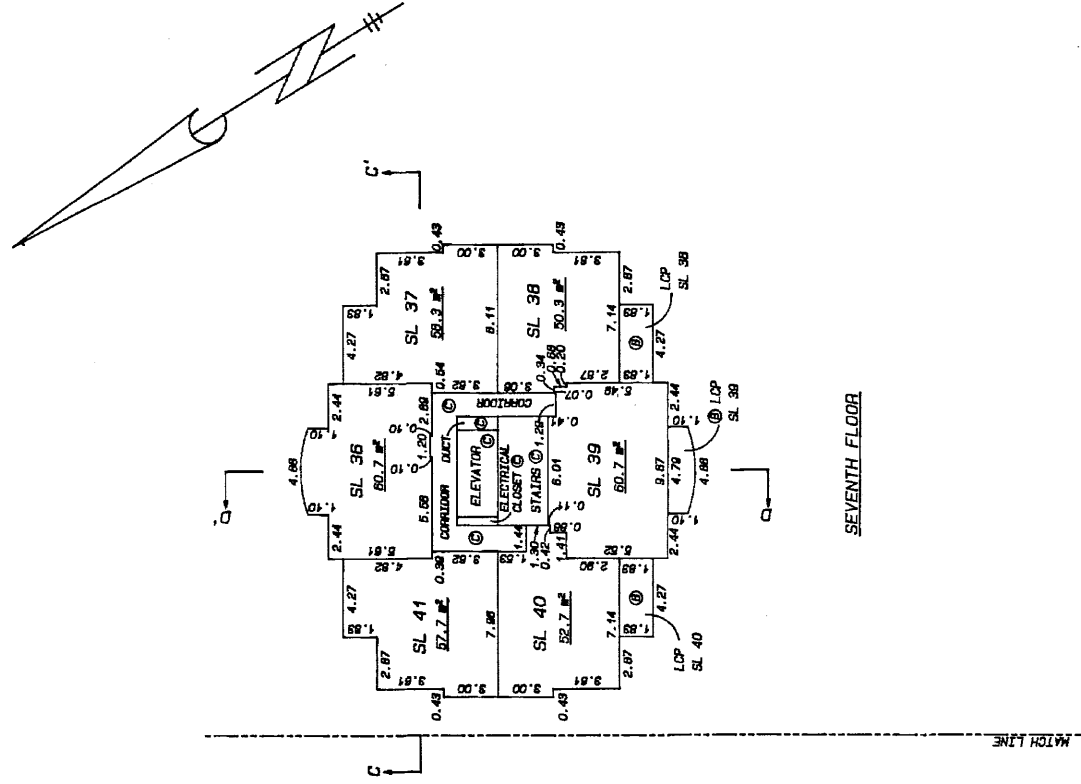
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RCVD: 1998-02-05 ROST: 2017-06-21 13:26:05

SHEET 16 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER

Scale 1 : 250 (All distances are in metres)



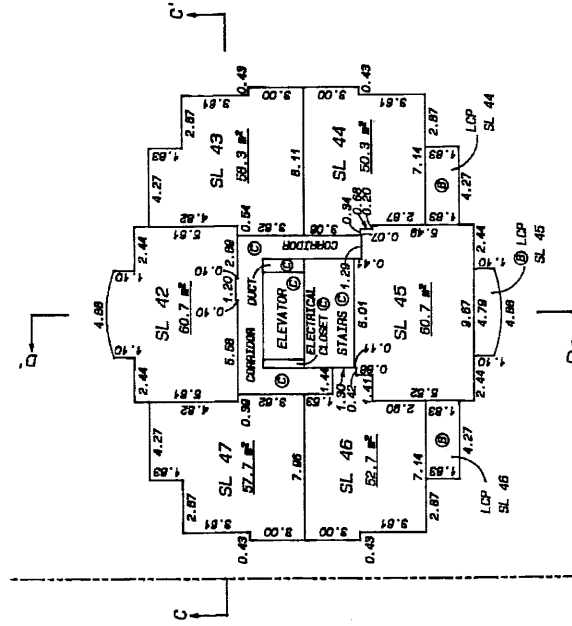
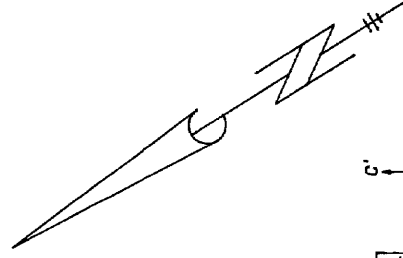
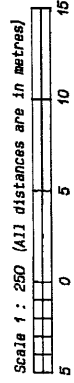
SEVENTH FLOOR

FILE: 92-2475

A.L. Nagy
JULY 30, 1983 B.C.L.S.

SHEET 17 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER



EIGHTH FLOOR

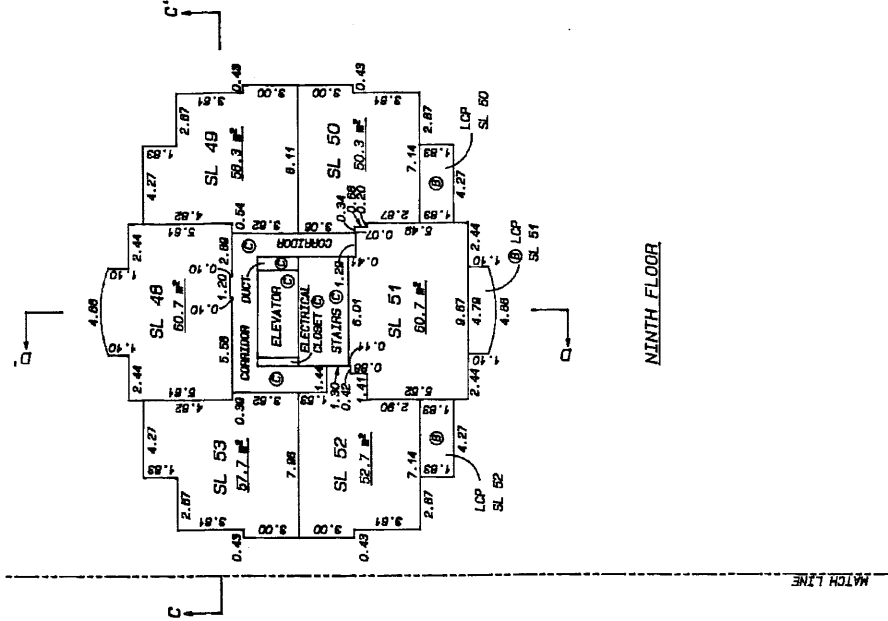
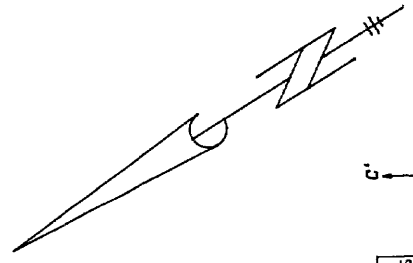
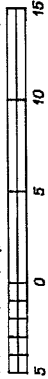
A. D. Nagy
 JULY 30, 1993
 B.C.L.S.

FILE: 92-2475

SHEET 18 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER

Scale 1 : 250 (All distances are in metres)



NINTH FLOOR

MATCH LINE

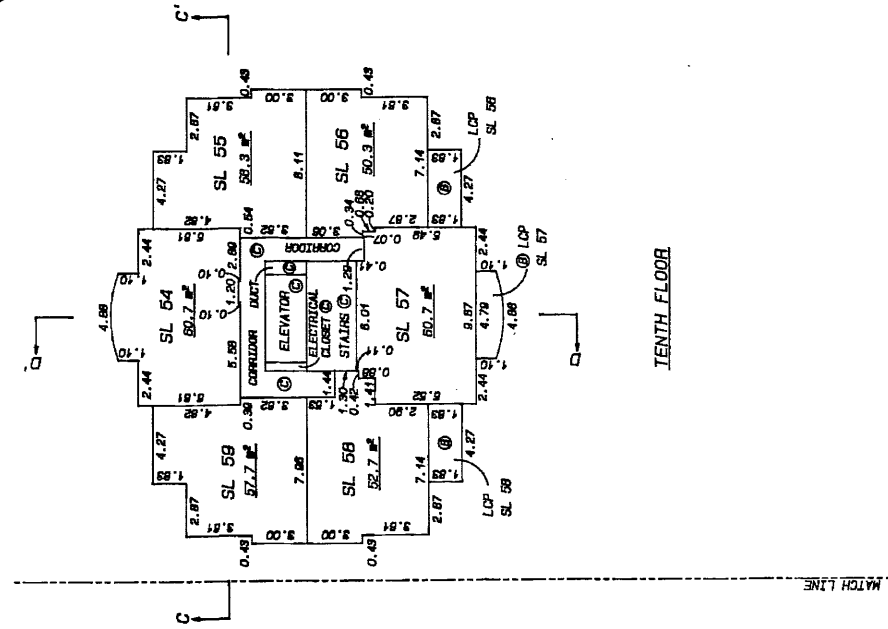
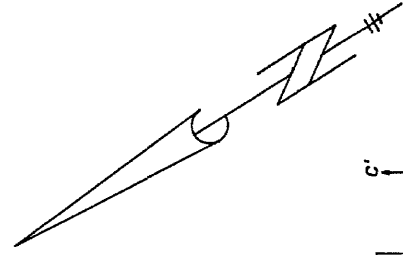
A. J. Naggi
JULY 30, 1993
B.C.L.S.

FILE: 92-2475

SHEET 19 OF 26 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER

Scale 1 : 250 (All distances are in metres)



TENTH FLOOR

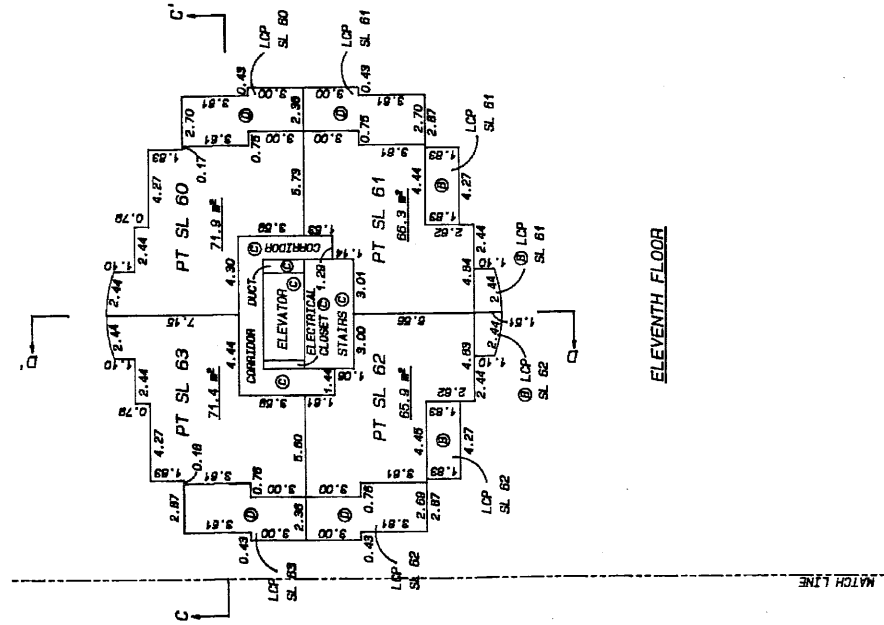
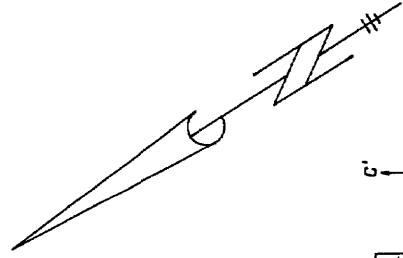
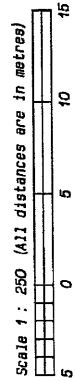
MATCH LINE

A. J. Noyri
JULY 30, 1999 B.C.L.S.

FILE: 92-2475

SHEET 20 OF 25 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER



ELEVENTH FLOOR

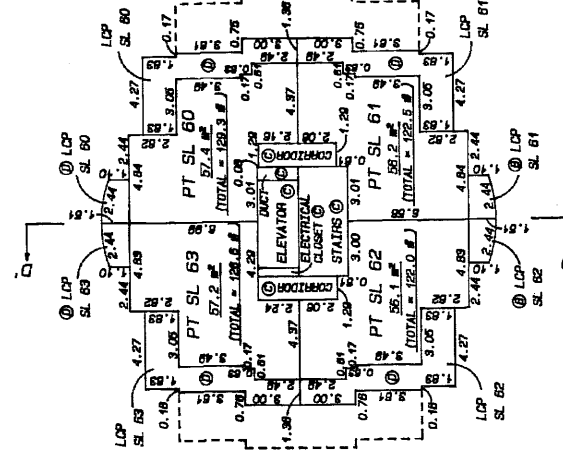
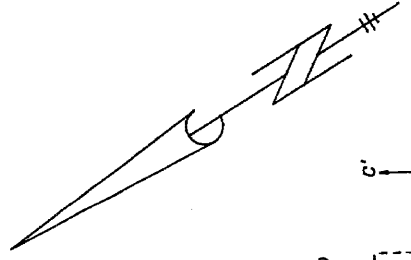
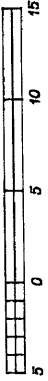
FILE: 92-2475

A.D. Hoyle
 JULY 30, 1993
 B.C.L.S.

SHEET 24 OF 28 SHEETS
STRATA PLAN LMS 992

FLOOR PLANS
TOWER

Scale 1 : 250 (All distances are in metres)



TWELFTH FLOOR

MATCH LINE

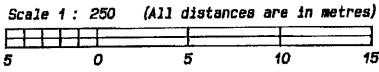
A. D. Mox
JULY 30, 1993 B.C.L.S.

FILE: 92-2475

SHEET 22 OF 25 SHEETS

STRATA PLAN LMS 992

CROSS-SECTIONS



	① LCP SL 1	② LCP SL 2	③ LCP SL 3	④ LCP SL 4	⑤ LCP SL 5	⑥ LCP SL 6	⑦ LCP SL 7	⑧ LCP SL 8	
THIRD FLOOR	PT SL 1	PT SL 2	PT SL 3	PT SL 4	PT SL 5	PT SL 6	PT SL 7	PT SL 8	
SECOND FLOOR	PT SL 1	PT SL 2	PT SL 3	PT SL 4	PT SL 5	PT SL 6	PT SL 7	PT SL 8	
FIRST FLOOR	PT SL 1	PT SL 2	PT SL 3	PT SL 4 CRAM.	PT SL 5 SPACE	PT SL 6	PT SL 7	PT SL 8	YARD LCP SL 8
BASEMENT FLOOR	PARKING ①								DRIVE AISLE ②

MATCH LINE

SECTION A - A'

THIRD FLOOR					① LCP SL 3	PT SL 3			
SECOND FLOOR						PT SL 3		② LCP SL 3	
FIRST FLOOR				YARD LCP SL 3		PT SL 3		YARD LCP SL 3	
BASEMENT FLOOR	PARKING ①	DRIVE AISLE ②	PARKING ③	PARKING ④	DRIVE AISLE ⑤	PARKING ⑥			

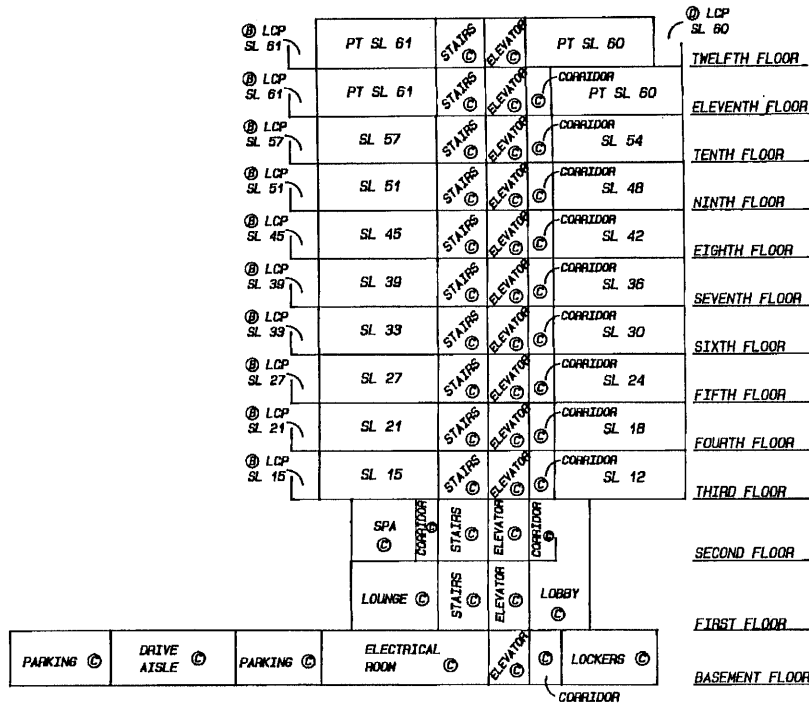
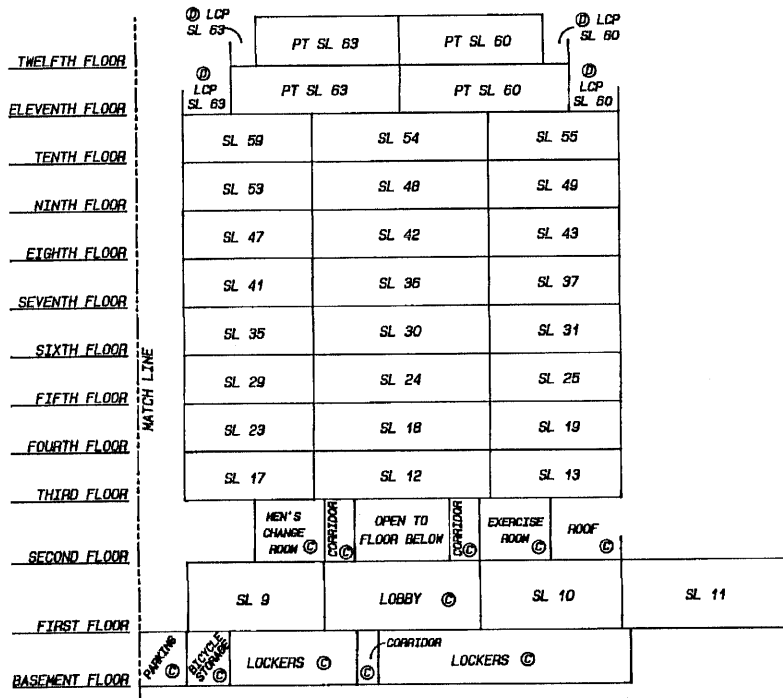
SECTION B - B'

FILE: 92-2475

A. D. Noyi
 JULY 30, 1993 B.C.L.S.

CROSS-SECTIONS

Scale 1 : 250 (All distances are in metres)



FILE: 92-2475

A. Di Nozzi
JULY 30, 1993 B.C.L.S.

This is Exhibit "D" referred to in the
affidavit of Brian Yan Mak
sworn before me at New Westminster
this 1st day of September 2021.

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

BUILDING ENVELOPE CONDITION ASSESSMENT

AT

JOYCE PLACE

3380 VANNESS AVENUE (TOWER)
3362 TO 3376 VANNESS AVENUE (TOWN HOMES)

VANCOUVER, BC



Prepared for:

The Owners, Strata Plan LMS 992
c/o Siegle Properties BC Ltd.
#211 - 8680 Cambie Road
Richmond, BC V6X 4K1

Attention: Mr. Edward Jang



Prepared By:
Brian Lee, P.Eng.

Date: January 3, 2017
MGH File No: 2016.06.003

MGH
Consulting Inc.

5650 Cedarwood Street
Burnaby, B.C. V5G 2K6
Canada
Telephone: (604) 612-5841
Email: blee@mghconsulting.ca

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APPENDICES

Appendix A: Figure 1: Site Plan



Appendix B: Moisture Content ("MC") Survey:

Summary of MC Readings:



- a.  3380 Vanness Avenue (Tower)
Figures 2 (MC) to 5 (MC)
- b.  3362 to 3376 Vanness Avenue (Town Homes)
Figures 6 (MC) to 9 (MC)

Appendix C: Exploratory Openings ("EO"):

Summary of EO Observations:

- a.  3380 Vanness Avenue (Tower)
Figures 3 (EO) to 5 (EO)
- b.  3362 to 3376 Vanness Avenue (Town Homes)
Figures 6 (EO) and 8 (EO)

Appendix D: Detailed Description of Observations and Findings:

- a.  3380 Vanness Avenue (Tower)
Table 1: Detailed Description of Observations & Findings
- b.  3362 to 3376 Vanness Avenue (Town Homes)
Table 2: Detailed Description of Observations & Findings

Appendix E: Opinion of Probable Cost:
Coastpro Contracting Ltd.

Appendix F: Photographs



5650 Cedarwood Street
 Burnaby, B.C. V5G 2K6
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 Telephone: (604) 612-5841
 Email: blee@mgiconsulting.ca

BUILDING ENVELOPE CONDITION ASSESSMENT REPORT

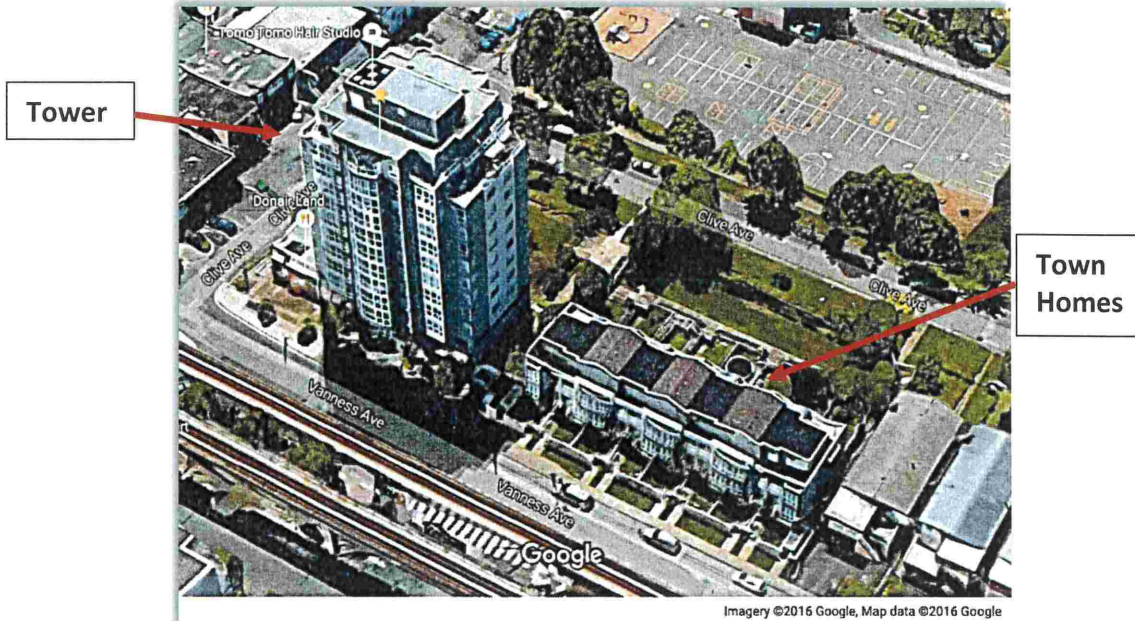
PROJECT NAME:	Joyce Place	 <p style="text-align: center;">Joyce Place Strata Plan LMS 992</p>
LOCATION:	3380 Vanness Avenue, Vancouver, BC (Tower) 3362 to 3376 Vanness Avenue, Vancouver, BC (Town Homes)	
OWNER:	The Owners, Strata Plan LMS 992	
PROPERTY MGR:	Siegle Properties B.C. Ltd.	
MGH PROJECT NO:	2016.06.003	

ITEM	DESCRIPTION
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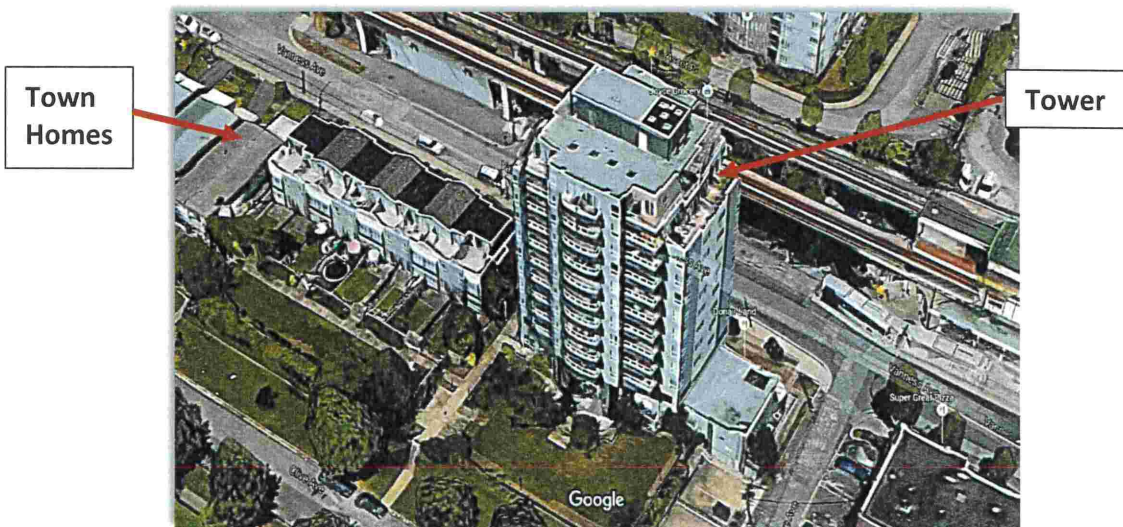
1.0	<p>BACKGROUND</p> <p>Acting on behalf of The Owners, Strata Plan LMS 992 (the “Strata” or the “Client”), Siegle Properties B.C. Ltd. (“Siegle”) retained MGH Consulting Inc. (“MGH”) to perform a building envelope condition assessment (“BECA”) at the residential tower and the town homes at Joyce Place.</p> <p>The purpose for MGH’s review was to identify whether problematic areas exist that warrant building maintenance or repair. The building components in the scope of review included the building exterior cladding, exterior windows & sliding doors, exterior caulking, balconies/decks, roofing, and the below-grade parkade.</p>
2.0	<p>BUILDING DESCRIPTION</p> <p>Joyce Place is a residential complex located in Vancouver, BC comprised of a tower and a separate building containing eight (8) town homes.</p> <p>a. The tower has 12 floor levels, containing 52 apartment style units, b. The eight (8) town homes have 3-storeys and the units are attached (side-by-side) in a row.</p> <p>Figure 1: Site Plan shows the general arrangement of the tower and the town homes. See Photographs 1 to 24 for general views of the salient features at the tower and the town homes.</p>

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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View looking South



View looking North

Acknowledgements:
Images were obtained from Google maps

Figure 1: Site Plan

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2.0	<p>BUILDING DESCRIPTION (Continued)</p> <p>The original Building Permit drawings were prepared by William Rhone Architects, and issued for construction in 1992. For the purpose of this report the age of the completed buildings will be considered 23 years (approximate) as of December 2016.</p> <p>A. Tower</p> <p>The tower is located at 3380 Vanness Avenue, Vancouver, BC (See Figure 1 and Photographs to 4). There are fifty-two (52) apartment style units in the tower. Six (6) units per floor occupy floor levels 3 through 10. Four (4) two-storey units occupy floor levels 11 and 12. Floor level 2 contains common facility areas including a sauna, change rooms, an indoor conference room, and an outdoor patio.</p> <p>The tower is concrete construction with metal stud framing at exterior walls and partition walls. The exterior walls are comprised of stucco cladding, window walls, and individual windows. The cladding assembly is face-sealed stucco over Tyvek sheathing membrane on gypsum sheathing board. See Photographs 5 and 6.</p> <p>The exterior windows at the North elevation are double-glazed pre-finished aluminum windows that typically extend horizontally the full length of a room, and extend vertically from the top of a pony wall to the underside of the ceiling. See Photographs 6, 7 and 9.</p> <p>The exterior windows at other elevations are typically smaller rectangular shaped double-glazed prefinished aluminum windows. See Photographs 5, 6 and 10.</p> <p>The top of the tower has a flat roof with a mechanical penthouse centrally located on the flat roof. The top of the mechanical penthouse has a flat roof. The tower also has a lower flat roof on floor level 2. See Photographs 13 to 16 for general views of the flat roofs.</p> <p>Exterior balconies facing South are open to the air. Balconies facing North are fully enclosed. See Photographs 5, 6 and 9.</p> <p>B. Town Homes</p> <p>Eight (8) town homes are located at 3362 through 3376 Vanness Avenue, Vancouver, BC. See Photographs 17 and 18.</p> <p>The town homes are wood frame construction. Each town home has three floor levels above ground and a crawlspace below-grade. The town homes are attached side-by-side and form a single building that is separated from the tower. The top of the town homes have flat roofs and pitched roofs. Each town home has an outdoor balcony facing North at floor level 2, and an outdoor deck facing South at floor level 3. See Photographs 17 to 20.</p>
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ITEM	DESCRIPTION
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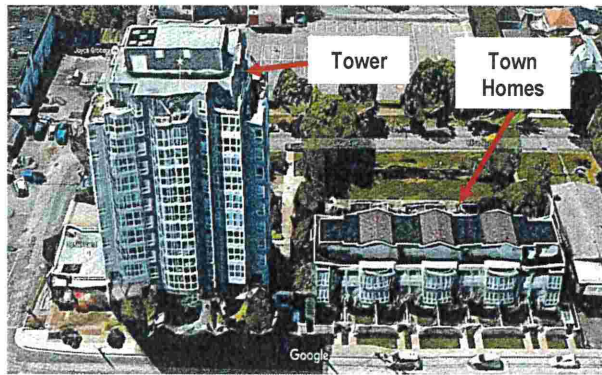
2.0	<p>BUILDING DESCRIPTION (Continued)</p> <p>C. Parkade</p> <p>The parkade is concrete construction. The single level parkade is below-grade, and is located beneath the tower and the row of town homes. See Photographs 21 to 24.</p> <p>D. Common Facilities Area</p> <p>Floor level 2 is comprised of common facilities including a sauna, men's and women's change rooms, an indoor conference room, and an outdoor patio. These facilities were not included in MGH's current scope of review.</p> <p>E. Retail Space</p> <p>Retail / Commercial businesses occupy the ground floor spaces. These areas were not included in MGH's current scope of review.</p>
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INVESTIGATION REPORT (Cont'd)

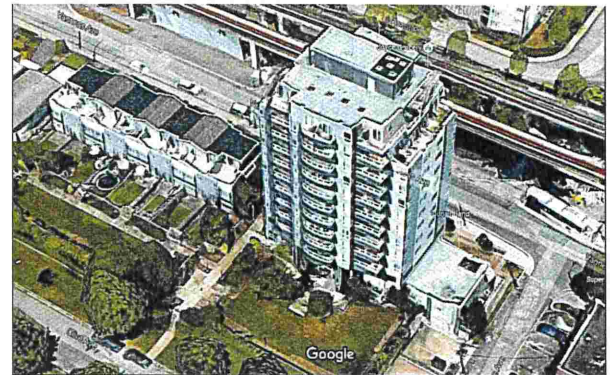
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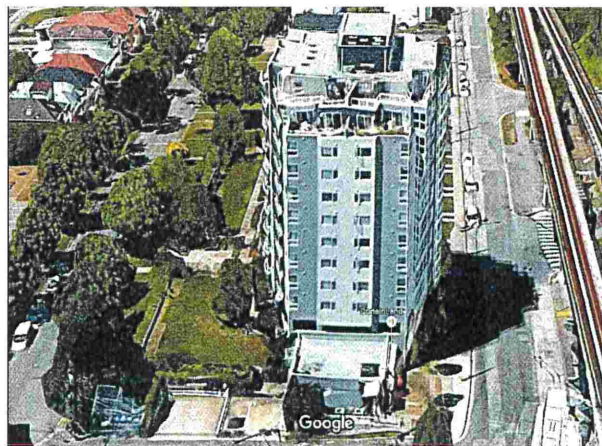
2.0	BUILDING DESCRIPTION (Continued)
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Photograph 1: View of the tower and town homes looking South.



Photograph 2: View of the tower and town homes looking North-West.



Photograph 3: View of the tower looking West.



Photograph 4: View of the tower and town homes looking East.

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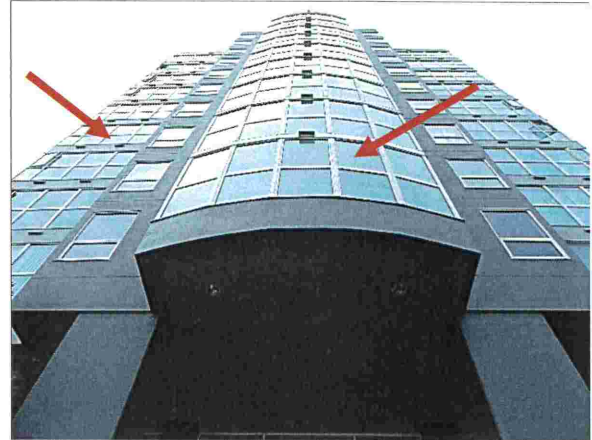
ITEM	DESCRIPTION
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2.0	BUILDING DESCRIPTION (Continued)
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Photograph 5: Tower

View of the stucco cladding at the West elevation. The arrow points to a typical "rectangular-shaped" window at a stucco wall.



Photograph 6: Tower

View at the North elevation. The left arrow points to a column of "enclosed" balconies. The right arrow points to the column of "solarium" windows. See **Photographs 7 and 9**.



Photograph 7: Tower

View inside a typical "solarium" at the North elevation. See **Photograph 6**.



Photograph 8: Tower

A typical corner window (South-East corner at a typical apartment).

INVESTIGATION REPORT (Cont'd)

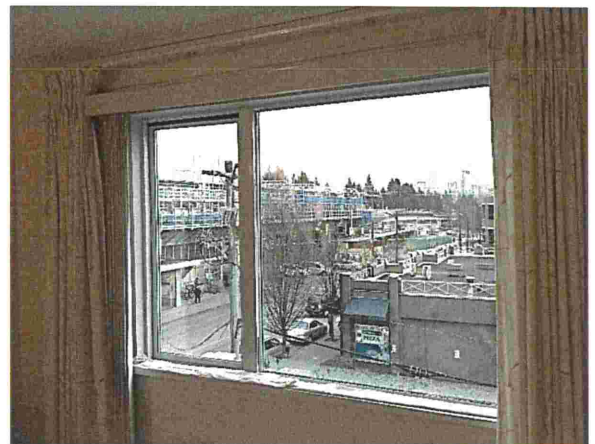
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ITEM	DESCRIPTION
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2.0	BUILDING DESCRIPTION (Continued)
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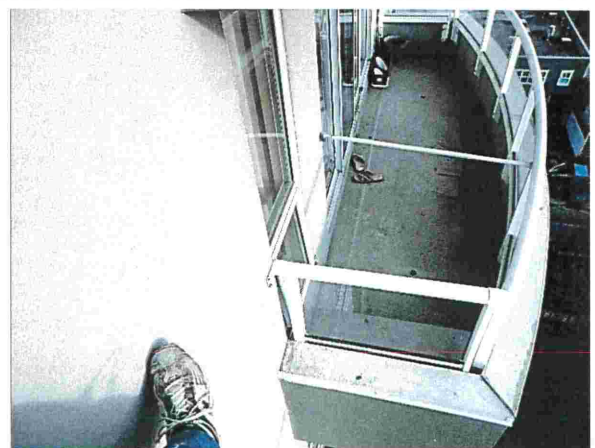
Photograph 9: Tower
View of a typical "window wall" at an enclosed balcony (North elevation).



Photograph 10: Tower
View of a typical "rectangular-shaped" window at a stucco clad exterior wall.



Photograph 11 Tower
The arrows point to the typical outdoor balconies exposed to the air (South elevation).
See **Photograph 12**.



Photograph 12: Tower
Closer view of a typical outdoor balcony (South elevation). See **Photograph 11**.

INVESTIGATION REPORT (Cont'd)

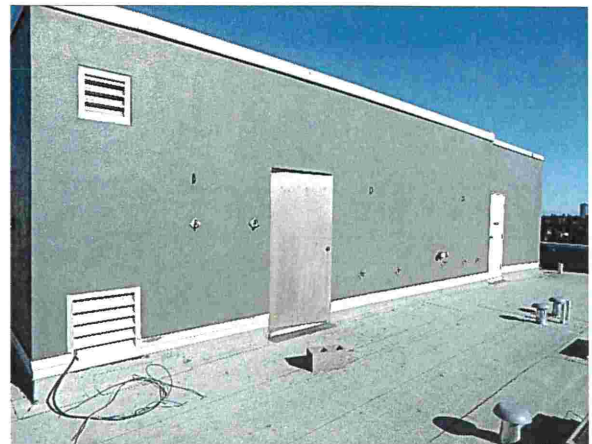
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2.0	BUILDING DESCRIPTION (Continued)
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Photograph 13: Tower
View of the upper flat roof at the top of tower.
(South side of Mechanical Penthouse looking West)



Photograph 14: Tower
View of the Mechanical Penthouse at the top of tower (South elevation of penthouse). See **Photographs 15 & 16**.



Photograph 15: Tower
View of the flat roof on the Mechanical Penthouse. See **Photographs 14 & 16**.



Photograph 16: Tower
View of the lower flat roof on floor level 2 (Looking North).

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2.0	BUILDING DESCRIPTION (Continued)
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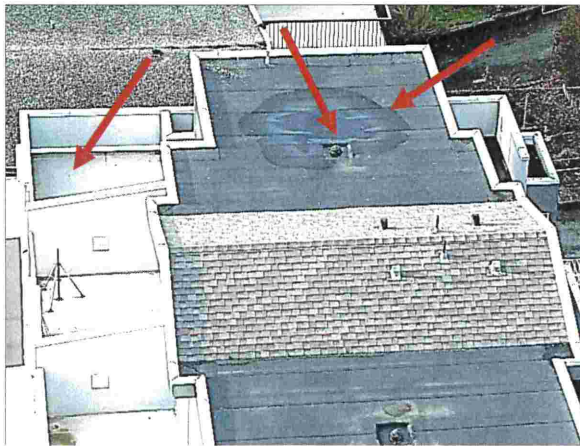
Photograph 17: Town Homes

General view of the stucco cladding, windows, outdoor balconies, and roof-line (North elevation).



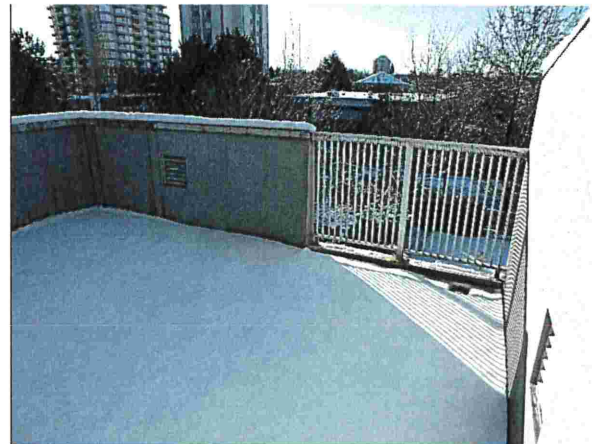
Photograph 18: Town Homes

The left arrow points to a "pitched" roof. The right arrow points to a "flat" roof.



Photograph 19: Town Homes

Closer view of the roofing shown in **Photograph 18**. The left arrow points to a typical outdoor deck at floor level 3. The middle arrow points to a typical roof drain. The right arrow points to the outline of a large area of standing water.



Photograph 20: Town Homes

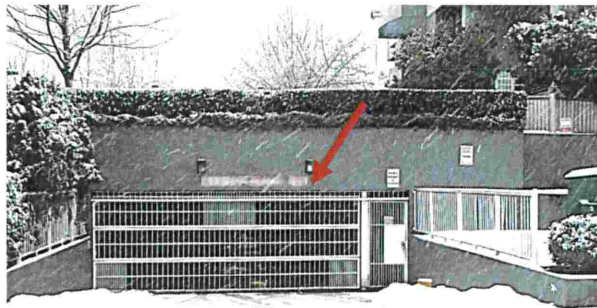
Closer view of a typical outdoor deck on floor level 3 at the South side of the town home. See **Photograph 19**.

INVESTIGATION REPORT (Cont'd)

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2.0	BUILDING DESCRIPTION (Continued)
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Photograph 21: Parkade
The arrow points to the exterior lift gate which provides access to the Retail / Commercial parking area in the below-grade parkade.



Photograph 22: Parkade
The arrow points to the interior lift gate which provides access to the residential Strata Owners' parking area in the below-grade parkade.



Photograph 23: Parkade
View of the Retail / Commercial parking area in the below-grade parkade.



Photograph 24: Parkade
View of the residential Strata Owners' parking area in the below-grade parkade.



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3.0	<p>SCOPE OF ENGINEERING SERVICES</p> <p>MGH's current scope of review is intended to be a cursory level building envelope condition assessment ("BECA") at the tower and the town homes.</p> <p>A BECA is an investigation of the various components at the building exterior that comprise the building envelope. Typically, a BECA includes a review of the cladding assembly, exterior windows, vents, and caulking at exterior joints. MGH also reviewed the roofing, balconies, and the below-grade parkade.</p> <p>The objective of the BECA is to identify the existence and severity of deficiencies that may exist at the building envelope, the roofing, and the below-grade parkade.</p> <p>MGH's scope of engineering services at the tower and the 8 town homes was confined to the following:</p> <ol style="list-style-type: none"> a. Review the original architectural drawings, b. Visually review the building exterior. The review of the tower exterior was performed from bosun's chair-drops suspended from the roof top. Eight (8) separate chair drops were conducted at the tower (i.e., 2 chair drops per elevation). Review of the town home exterior was performed from the ground floor, the balconies, and from ladders. c. Visually review the building roof tops, and the ceiling and foundation walls at the below-grade parkade, d. Perform a moisture content ("MC") survey at the building exterior at selected locations to identify whether elevated levels of moisture content currently exist behind the stucco cladding, e. Locally remove small areas of stucco cladding at selected locations to make an exploratory opening ("EO") to reveal the building materials behind the cladding, f. Locally remove small areas of interior drywall at selected town homes to make an exploratory opening ("EO") to reveal the building materials within the wall cavity at the North elevations. g. Provide an Opinion of Probable Cost ("OPC") of construction for the recommended scope of repairs. The OPC will be to an "order-of-magnitude" accuracy. The actual cost of construction can be determined from a proper tendering process that involves competitive bidding contractors. <p>Coastpro Contracting Ltd. ("Coastpro") and Simplistic Solutions Building Maintenance ("Simplistic Solutions") assisted MGH during its BECA investigation. Coastpro's and Simplistic Solutions' services included making EO's under the direction of MGH, and to temporarily seal the EO's upon completion of the investigation. Final repairs to restore the EO's to its original condition will be the responsibility of the Strata Corporation. Coastpro also assisted MGH in preparing the OPC.</p> <p>MGH reviewed the interior of selected units at the tower and the town homes. The interior review was intended to look for indications of previous moisture related problems (if any) at the interior side of exterior walls.</p>
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INVESTIGATION REPORT (Cont'd)

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4.0	<p>REPORT FORMAT</p> <p>MGH's observations and findings will be documented separately for the tower and for the town homes.</p> <p>The report will summarize the findings from a moisture content ("MC") survey.</p> <p>The exploratory test openings ("EO") revealed the condition of the underlying materials behind the stucco cladding (at the tower and the town homes) and within the wall cavity of the North exterior walls (at the town homes). The report will summarize the findings from the EO's.</p> <p>The report will describe the category of the various components under review, accompanied by a representative photograph (when appropriate). MGH will opine on whether the component is performing as intended, whether the component requires maintenance, or whether the component is deficient. If the category of component displays a high frequency of defect/deficiency the report will discuss recommendations for remedial repairs or replacement. This report is not intended to serve as a proper specification for remedial repairs.</p> <p>The report will provide an Opinion of Probable Cost ("OPC") of construction to implement the recommended repair strategy. A separate OPC will be provided for the tower and the town homes. The OPC will be inclusive of the City of Vancouver permit fees, the estimated cost of construction, consulting fees, and taxes.</p>
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5.0	<p>DISCLAIMER</p> <p>This report has been prepared based upon the information referenced herein. The report has been prepared in a manner consistent with good engineering judgement. Should new information come to light, MGH requests the opportunity to review this information, and to revisit our conclusions and recommendations contained in this report. MGH has prepared this report for the exclusive use of the Client, and there are no representations made by MGH to any other party. MGH accepts no responsibility for damages suffered by third parties as a result of decisions or actions made by such parties based on this report. MGH does not claim to have discovered or discussed every deficiency during the course of its work which may be present at the Joyce Place tower and the Joyce Place town homes. Specifically, MGH has reported on what has been brought to its attention by the Client, as well as to what MGH has observed during its limited site investigation.</p>
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INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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6.0	MOISTURE CONTENT SURVEY
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6.1	<p>Background</p> <p>MGH performed a moisture content (“MC”) survey at the exterior walls of the tower and the town homes. The purpose of the MC survey is to measure the moisture content of the components behind the cladding for evidence of previous moisture ingress past the cladding and/or into the wall cavity. Please be advised that the detection of moisture behind the cladding or within a wall cavity does not necessarily indicate the source of that moisture, the time at which that moisture ingress occurred, nor the duration that moisture had existed at the location where the moisture reading was taken.</p>
6.2	<p>Moisture Content (“MC”) Meter</p> <p>Moisture content readings were measured using a Delmhorst BD-2100 hand-held moisture meter. The moisture content reading is shown on the meter as a percentage value (MC%) on the LED screen. See Photograph 25 for a view of the moisture meter in use at Joyce Place.</p> <p>The moisture meter has two (2) metal pins / probes that are inserted into the material being tested. The instrument measures the electrical resistance to conductivity between the 2 pins / probes and the firmware in the instrument translates the information into a “moisture content” reading in the material being measured. The short metal pins are suitable for measuring the MC at materials that are easily accessible. The moisture meter also has two (2) metal probes to replace the pins that serve the same purpose as the 2 pins. The longer length of the probes allows the investigator to measure the MC at a material that is less accessible, such as a layer of material located deeper in the wall assembly behind the cladding.</p> <p>The longer metal probes also provide tactile feed-back to the investigator during the moisture testing procedure as to the structural integrity of the substrate. If the substrate material is in good condition the material should feel firm and offer resistance when the probes are pushed by hand force. Moisture damaged material will feel soft. In the event the substrate is severely damaged, the probe may easily pass through the substrate with little resistance.</p>
6.3	<p>Interpretation of the MC Readings</p> <p>The moisture content survey is intended to obtain readings that are representative of the moisture content of the underlying material only at the time of the survey. The moisture meter is pre-calibrated to measure the moisture content (“MC”) of the substrate (i.e., wood or gypsum sheathing). Every MC reading from the survey is documented on drawings located in Appendix B: Figures 2 (MC) through 8 (MC). The legend below describes how to read the information on the figures.</p>

INVESTIGATION REPORT (Cont'd)

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6.0	MOISTURE CONTENT SURVEY (Continued)																								
6.3	<p>Interpretation of the MC Readings (Continued)</p> <p>A. TOWER:</p> <div style="text-align: center;"> <table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">12</td> <td style="padding: 5px;">Below corner of window</td> <td style="padding: 5px;">1.2</td> <td style="padding: 5px; text-align: center;"></td> </tr> </table> <table style="margin: auto; text-align: center;"> <tr> <td style="border: 1px solid black; padding: 5px;">MC Location #</td> <td style="border: 1px solid black; padding: 5px;">Location of the MC Reading</td> <td style="border: 1px solid black; padding: 5px;">MC Reading (%)</td> <td style="border: 1px solid black; padding: 5px;">MC Symbol & Colour Code</td> </tr> </table> </div> <p>In addition to the value of the numeric MC reading, pushing the moisture meter's metal probes onto the substrate provides tactile feed-back on the condition of the material behind the cladding. At the tower, the exterior sheathing board is "gypsum." Gypsum sheathing that has become damaged from moisture may feel soft "punky" or may be so deteriorated that the probes penetrate the gypsum under hand pressure.</p> <p>MC readings do not provide historical information, and MC readings do not indicate the length of time the material has been experiencing the MC% reading.</p> <p>The table below describes how to interpret each moisture content ("MC") symbol & colour code for MC readings. Each MC symbol & colour code represents a range in the MC readings (as a percentage of moisture content) and an interpretation of the condition of the substrate. The substrate being measured is "gypsum sheathing board." MC readings are categorized by the following three classifications;</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">MC Symbol</th> <th style="width: 15%;">MC Range</th> <th style="width: 15%;">Colour Code</th> <th style="width: 55%;">Definition</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">0% to 0.5%</td> <td style="text-align: center;">Green</td> <td>No suggestion there is a moisture related problem.</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">0.5% to 1.0%</td> <td style="text-align: center;">Yellow</td> <td>Moisture content that is borderline (Higher than normal operating conditions).</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">Greater than 1.0%</td> <td style="text-align: center;">Red</td> <td>Moisture content that exceeds the acceptable range.</td> </tr> </tbody> </table>	12	Below corner of window	1.2		MC Location #	Location of the MC Reading	MC Reading (%)	MC Symbol & Colour Code	MC Symbol	MC Range	Colour Code	Definition		0% to 0.5%	Green	No suggestion there is a moisture related problem.		0.5% to 1.0%	Yellow	Moisture content that is borderline (Higher than normal operating conditions).		Greater than 1.0%	Red	Moisture content that exceeds the acceptable range.
12	Below corner of window	1.2																							
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	Greater than 1.0%	Red	Moisture content that exceeds the acceptable range.																						

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6.0	MOISTURE CONTENT SURVEY (Continued)
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6.3	<p>Interpretation of the MC Readings (Continued)</p> <p>B. TOWN HOMES:</p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">MC Location #</div> <div style="border: 1px solid black; padding: 5px; margin-right: 10px;">7</div> <div style="border: 1px solid black; padding: 5px; margin-right: 10px; text-align: center;"> </div> <div style="border: 1px solid black; padding: 5px; margin-right: 10px;">30%</div> <div style="border: 1px solid black; padding: 2px; margin-left: 10px;">MC Symbol & Colour Code</div> </div> <div style="display: flex; align-items: center; justify-content: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">Location of the MC Reading</div> <div style="border: 1px solid black; padding: 5px; margin-right: 10px;">Below horizontal joint</div> <div style="border: 1px solid black; padding: 2px; margin-left: 10px;">MC Reading (%)</div> </div>																				
	<p>In addition to the value of the numeric MC reading, pushing the moisture meter's metal probes onto the substrate provides tactile feed-back on the condition of the material behind the cladding. At the town homes, the exterior sheathing board is "plywood." Wood that has become damaged from moisture may feel soft "punky" or may be so deteriorated that the probes penetrate the wood under hand pressure.</p> <p>MC readings do not provide historical information, and MC readings do not indicate the length of time the material has been experiencing the MC% reading.</p> <p>The table below describes how to interpret each moisture content ("MC") symbol & colour code for MC readings. Each MC symbol & colour code represents a range in the MC readings (as a percentage of moisture content) and an interpretation of the condition of the substrate. The substrate being measured is "plywood." MC readings are categorized by the following four classifications;</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">MC Symbol</th> <th style="width: 15%;">MC Range</th> <th style="width: 15%;">Colour Code</th> <th style="width: 55%;">Definition</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">Up to 19%</td> <td style="text-align: center;">Green</td> <td>No suggestion there is a moisture related problem.</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">20% to 28%</td> <td style="text-align: center;">Yellow</td> <td>Moisture content at which decay fungi may be sustained after the fungi has germinated (at a higher level of MC).</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">29% to 35%</td> <td style="text-align: center;">Red</td> <td>Moisture content at which decay fungi can germinate and take hold.</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">Greater than 35%</td> <td style="text-align: center;">Red</td> <td>Moisture content at which decay fungi can propagate and flourish.</td> </tr> </tbody> </table>	MC Symbol	MC Range	Colour Code	Definition		Up to 19%	Green	No suggestion there is a moisture related problem.		20% to 28%	Yellow	Moisture content at which decay fungi may be sustained after the fungi has germinated (at a higher level of MC).		29% to 35%	Red	Moisture content at which decay fungi can germinate and take hold.		Greater than 35%	Red	Moisture content at which decay fungi can propagate and flourish.
MC Symbol	MC Range	Colour Code	Definition																		
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6.0	MOISTURE CONTENT SURVEY (Continued)
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6.4	Summary of Findings from the MC Survey
6.4.1	<p>Background</p> <p>MGH obtained MC readings at one hundred twenty nine (129) locations (i.e., 84 locations at the tower, and 45 locations at the town homes). See Appendix B for the MC survey locations and a summary of the MC readings. MGH focused its MC survey to include architectural details that historically have demonstrated susceptibility to water ingress at other similar buildings. The MC locations included the bottom corner of windows, below vents, and below horizontal joints in the stucco cladding.</p>
6.4.2	<p>Observations</p> <p>A. Tower:</p> <p>MGH discovered problematic locations where the moisture content of the gypsum sheathing board (behind the stucco cladding) was elevated higher than what would be expected under normal conditions.</p> <p>At the majority of moisture probe locations where the MC reading was elevated, the gypsum board was intact. At multiple locations where the MC reading at the gypsum board was elevated, MGH discovered that the board was soft "punky" when the metal probes of the MC meter were pushed against the gypsum board using hand pressure.</p> <p>MGH visited selected units in the tower to observe the condition of the various components (i.e., windows, interior drywall, carpet edges, etc.) inside the apartment. MGH also interviewed the occupants. Many occupants reported to MGH that they experience repeated occurrences of condensation on the interior surfaces of the exterior windows. MGH observed severe condensation on the window glazing and window frames (including large-sized water droplets hanging from the head of the window frame) at the majority of units it visited. Water running down the window surfaces accumulated in the horizontal troughs of the window frames and sometimes water overflowed the top edge of the trough spilling onto the wood stool plate along the window sill. The occupants typically placed towels along the window sill.</p> <p>MGH made exploratory openings ("EO's") in the cladding at locations where elevated MC readings were encountered at the gypsum sheathing. MGH observed that the gypsum sheathing behind the cladding was deteriorated at multiple EO locations where elevated MC readings were measured.</p>
6.4.3	<p>Comments</p> <p>A. Tower:</p> <p>It had rained sporadically but very heavily in Vancouver during the few weeks prior to MGH's site investigation. The rain provides an opportunity for moisture to penetrate various architectural details and/or cladding details that may have been susceptible to water ingress. Based on the evidence from MGH's investigation, it is the opinion of MGH that a significant source of moisture causing damage to the gypsum sheathing is likely condensation at the exterior windows.</p>



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6.0	MOISTURE CONTENT SURVEY (Continued)
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6.4	<p>Summary of Findings from the MC Survey (Continued)</p>
6.4.4	<p>Observations</p> <p>B. Town Homes:</p> <p>MGH visited six (6) of the eight (8) town homes to observe the various components (i.e., exterior windows, exterior sliding doors, interior drywall, carpet edges, etc.) inside the town homes. MGH discovered problematic locations where the moisture content of the plywood sheathing board (behind the stucco cladding) was elevated higher than what would be expected under normal conditions.</p> <p>Many occupants informed MGH that they frequently experience condensation on the interior surfaces of the exterior windows. MGH observed severe condensation on the window glazing and window frames (including large-sized water droplets hanging from the head of the window frame) at the majority of town homes it visited. Water running down the surfaces of the window accumulated in the horizontal troughs of the window frames and on the wood stool plate along the window sill. MGH observed towels along the window sill that occupants typically placed to absorb the water.</p> <p>MGH made exploratory openings ("EO's") at the stucco cladding on the exterior side of the exterior walls at locations where elevated (high) MC readings were encountered during the moisture content survey. MGH also made EO's at the interior drywall below the windows on the North exterior wall.</p> <p>The EO's revealed that the plywood sheathing, as well as other wood structural components (i.e., columns, wall studs, floor sheathing boards, floor joists, etc.) were severely deteriorated from previous contact with moisture. At some of the locations of severe decay the MC reading at the decayed material was low at the time of MGH's site visit.</p> <p>At the majority of moisture probe locations where the MC reading was elevated, MGH discovered that the sheathing was deteriorated and the metal probes of the MC meter easily penetrated the plywood when pushed against the plywood using hand pressure. At some locations the severity of decay at the plywood caused the wood to disintegrate.</p>
6.4.5	<p>Comments</p> <p>B. Town Homes:</p> <p>It had rained sporadically but very heavily in Vancouver during the few weeks prior to MGH's site investigation. The rain provides an opportunity for moisture to penetrate various architectural details and/or cladding details that may have been susceptible to water ingress. Based on the evidence from MGH's investigation, it is the opinion of MGH that a significant source of moisture causing damage to the wood components at the North exterior wall assembly is likely condensation at the exterior windows.</p>

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6.0	MOISTURE CONTENT SURVEY (Continued)
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6.4	 <p style="text-align: center;">Photograph 25:</p> <p>The instrument shown is a Delmhorst BD-2100 hand-held moisture meter.</p> <p>The arrow points to an example location where the MC reading was taken below the bottom corner of a window at the Joyce Place town homes.</p> <p>Metal probes are inserted into holes drilled through the stucco cladding. Pushing the metal probes onto the substrate behind the cladding provides tactile feed-back on the integrity of the exterior sheathing board (i.e., gypsum at the tower, and plywood at the town homes).</p>
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7.0	EXPLORATORY OPENINGS ("EO")
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7.1	<p>Introduction</p> <p>MGH directed Coastpro Contracting Ltd. ("Coastpro") to make exploratory openings ("EO") at the building exterior at selected locations at the tower and the town homes. The purpose for the EO is to remove a portion of the cladding to reveal the condition of the building components behind the building cladding. Candidate locations for EO's often coincide with locations of elevated MC readings, and/or with architectural details that the investigator suspects may be at risk of water ingress.</p> <p>EO's at the building exterior were made by cutting and removing an area of the stucco cladding (a circle approximately 3 inch diameter) to reveal the various layers of the cladding assembly. See Appendix C for the EO locations and a summary of observations at the EO's.</p> <p>MGH directed Simplistic Solutions Building Maintenance ("Simplistic Solutions") to make EO's at the interior drywall of the North exterior wall at selected town homes. The EO's were made by cutting and removing a square area of drywall (approximately 12 inch x 12 inch) to reveal the wall cavity.</p> <p>MGH reviewed exploratory openings ("EO's") made at nine (9) locations at the building exterior (i.e., 5 locations at the tower, and 4 locations at the town homes), and at six (6) locations at the interior of the town homes.</p>									
7.2	<p>Interpretation of the EO Observations & Readings</p> <p>Observations at the Exploratory Openings ("EO") are documented on drawings in Appendix C. The locations of the EO, and the observations / findings at the EO's are documented on Figures 3 (EO) through 6 (EO), and Figure 8 (EO). The legend below describes how to read the information on the figures.</p> <div style="text-align: center;"> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>EO #3</td> <td>Below corner of window</td> <td>2.9%</td> <td>■</td> </tr> </table> <p style="margin-left: 100px;">Sample:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td colspan="5" style="text-align: center;">Gypsum exterior sheathing board is soft and deteriorated</td> </tr> </table> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px;">EO Location #</div> <div style="border: 1px solid black; padding: 2px;">Location of the EO</div> <div style="border: 1px solid black; padding: 2px;">Observations at the EO</div> <div style="border: 1px solid black; padding: 2px;">MC Reading (%) at the EO</div> <div style="border: 1px solid black; padding: 2px;">MC Symbol & Colour Code</div> </div> </div>	EO #3	Below corner of window	2.9%	■	Gypsum exterior sheathing board is soft and deteriorated				
EO #3	Below corner of window	2.9%	■							
Gypsum exterior sheathing board is soft and deteriorated										



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7.0	EXPLORATORY OPENINGS ("EO")
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7.3	<p>Summary of Findings at the EO's</p>
7.3.1	<p>A. Tower: MGH observed at the majority of EO locations that the paper cover on the gypsum sheathing board was stained by previous contact with moisture. However the gypsum core sandwiched between the paper appeared intact. At a few EO locations the gypsum sheathing was soft and deteriorated from previous contact with moisture behind the stucco cladding. See Photograph 26.</p>
7.3.2	<p>B. Town Homes: MGH observed at the majority of EO locations (at the interior drywall, as well as at the stucco cladding) that the plywood sheathing board at the North exterior walls was severely decayed by previous moisture ingress into the wall cavity. The severity of decay was so high at most EO locations that the wood crumbled easily and disintegrated when probed by hand using a sharp metal instrument.</p> <p>MGH also observed moisture damage to other wood components in the wall assembly at the North exterior walls (i.e, corner columns, wall studs, horizontal plate at bottom of exterior wall, horizontal plate at the window sill). The decay at those components of the wall assembly was so severe that the wood crumbled easily and disintegrated when probed by hand using a sharp metal instrument.</p> <p>At town home #3362 Vanness Avenue, the extent of decay included the horizontal plywood floor sheathing board adjacent to the North exterior wall (main floor level), and portions of the floor joists beneath the plywood floor board.</p> <p>See Photographs 27 to 31 for representative views of the extent of severity of decay of the structural framing at the exterior wall assemblies.</p>



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8.0	OBSERVATIONS, FINDINGS, COMMENTS, and RECOMMENDATIONS
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	<p>Introduction</p> <p>The following observations are of categories of building envelope components where MGH observed defects/deficiencies during its investigation of the building exterior. The observations were limited to areas of the building exterior that were accessible from the bosun's chair drops, from the roof tops, from ladders, and/or from the ground floor level.</p> <p>The intent is to identify the nature of problems that currently exist at the building exterior. This investigation is not intended to identify an exhaustive list of defects/deficiencies that may currently exist at the building. Similar defects/deficiencies may exist at other areas of the building exterior that were not visited by MGH.</p> <p>MGH will opine on the impact that such defects/deficiencies have on the performance of the building envelope, and opine on whether such defects are a maintenance item or require replacement.</p>
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8.0	OBSERVATIONS, FINDINGS, COMMENTS, and RECOMMENDATIONS
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8.1	3380 Vanness Avenue (Tower)
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8.1.1	<p>Summary of Findings</p> <p>The categories of problematic issues at the Joyce Place Tower are summarized below. A brief description of the observed defect(s) is provided. For a more detailed description including locations and photographs of the observed defects see Appendix D.</p> <p>Exterior Windows:</p> <p><u>Unit #303:</u></p> <ol style="list-style-type: none"> a. Mr. Kim Tay (Owner / Occupant since 2003). b. MGH observed heavy condensation on the interior side of the windows, specifically the windows at the South-East corner of the apartment. c. Water accumulating in the horizontal troughs (upper and lower troughs) of the window frame. d. Mr. Tan informed MGH that previous repairs were performed from July 2014 through October 2014 at the interior side of the East exterior wall to remedy moisture damage to components within the wall assembly. The extent of repair included the East exterior wall in the living room and the East exterior wall in the adjacent bedroom. The repairs were performed in conjunction with the repair program being implemented at the exterior cladding on the tower. e. Mr. Tan still experiences recurring condensation on the interior side of the window frames, and water accumulating in the horizontal troughs of the window frames. Water running down the surfaces on the interior side of the windows saturates the wood stool plates on the window sills. f. Mr. Tan experiences air infiltration through the windows at the East exterior wall in the bedroom. MGH did not experience excessive air infiltration at the suspect window at the time of its site visit. g. Additional weep-holes were drilled through the window frame (by other parties) at the upper horizontal trough of the window frame to drain water that accumulates in the trough. See Photograph 32.
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8.1	3380 Vanness Avenue (Tower) - Continued
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8.1.1	<p>Summary of Findings (Continued)</p> <p>Exterior Windows: (Continued)</p> <p><u>Unit #502:</u></p> <p>a. Ms. Amanda Wu (Owner / Occupant)</p> <p>b. Active Leaks: MGH observed an active leak at the holes where screws penetrate the window frame along the window head (North exterior wall). See Photograph 33. MGH observed corrosion of those screws (the screws fasten the window frame to the building substrate). Corroded screw fasteners were visible at multiple window panels, and at multiple locations within the panels (See Photograph 34).</p> <p>It is the opinion of MGH that the source of moisture that MGH observed leaking from the window frame along the window head is likely the wall cavity above the window frame in Unit #502. Specifically, water from condensation on the windows in the apartment directly above Unit #502 (i.e., #602) can potentially migrate down the interior side of the windows at #602 and penetrate gaps within the window frame and gaps between the window frame and the wood stool along the window sill and leak into the wall cavity below the window at #602. Water in the wall cavity can continue to migrate down the wall cavity and potentially leak through the window frame along the head of the window in #502.</p> <p>c. Weep Holes: MGH observed water accumulating in the horizontal troughs of the window frame. The source of water accumulating in the troughs was condensation on the cold surfaces of the glass and the metal frame. The original design of the windows incorporate weep holes through the window frame at the lower horizontal trough to enable entrapped water to drain out and away from the building. However, the original windows do not incorporate similar weep holes at the upper troughs. Therefore, water from condensation that accumulates in an upper trough remains entrapped in that trough.</p> <p>Ms. Wu informed MGH that additional weep holes were drilled through the window frame (by other parties) at the upper horizontal troughs to enable entrapped water to drain out from the trough and away from the building. MGH verifies it observed weep holes added to the upper troughs. See Photograph 32 for an example of a weep-hole that was drilled into the original window frame.</p>
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8.0	OBSERVATIONS, FINDINGS, COMMENTS, and RECOMMENDATIONS
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8.1	3380 Vanness Avenue (Tower) - Continued
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8.1.1	<p>Summary of Findings (Continued)</p> <p>Exterior Windows: (Continued)</p> <p><u>Unit #505:</u></p> <ul style="list-style-type: none"> a. Mr. Peter Leung (Owner / Occupant) b. Mr. Leung informed MGH that he experiences dampness (by hand) on the surface of the interior drywall in his living room at the West exterior wall. c. MGH did not feel dampness of the interior drywall on the West exterior wall at the time of its site visit d. Mr. Leung has not experienced issues relating to the exterior windows at his apartment. e. MGH did not observe obvious evidence of moisture problems relating to the exterior windows at the time of its site visit.
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8.1	3380 Vanness Avenue (Tower) - Continued
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8.1.1	<p>Summary of Findings (Continued)</p> <p>Exterior Windows: (Continued)</p> <p>Unit #901:</p> <p>a. Ms. Florina Tobias (Owner / Occupant since 2004).</p> <p>Condensation:</p> <p>b. MGH observed severe condensation on the surfaces of the window glass and window frames on the interior side of the exterior wall at the solarium and the bedrooms. See Photograph 35.</p> <p>c. MGH observed at multiple windows (i.e., solarium windows and bedroom windows) and at multiple panels within the window assembly large-sized water droplets forming along the head of the window frame (See Photograph 36). Water from condensation was running down the interior face of the windows. Water has saturated the exposed wood trim along the window head and the wood stool plate along the window sill.</p> <p>d. The solarium has two (2) separate operable vents in the window assembly. During MGH's site visit MGH observed that one of the 2 vents was slightly open allowing air to locally circulate around that vent. The severity of condensation was greater on the solarium windows nearest the closed vent and minimal on the solarium windows nearest the open vent. The open vent promoted air circulation which helped dissipate the moisture laden air.</p> <p>Weep Holes:</p> <p>e. MGH observed water accumulating in the horizontal troughs (upper and lower) at the window frames in the solarium and the bedrooms. The design of the existing windows does not enable water accumulating in the upper horizontal trough to drain out from the window frame.</p> <p>The original drainage "weep holes" in the window frame are designed to enable water accumulating in the "lower" horizontal trough of the window frame to drain out and discharge away from the building. MGH observed that the existing weep holes were clogged with debris preventing drainage of the water in the trough. The level of water accumulating in the trough (bedroom #2) rose high enough to over-flow the top edge of the trough and spill onto the wood stool along the window sill (See Photograph 37).</p>
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8.1	3380 Vanness Avenue (Tower) - Continued
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8.1.1	<p>Summary of Findings (Continued)</p> <p>Exterior Windows: (Continued)</p> <p>Unit #901: (Continued)</p> <p>Humidistat Control:</p> <p>f. A single humidistat control panel is located on a wall in the living room. The humidistat controls the operation of a single fan to govern the level of humidity within the entire apartment. The exhaust fan is located in the bathroom, at one corner of the apartment, which makes the fan quite remote from most areas of the apartment. The remote location of the fan makes it difficult to maintain a consistent and uniform level of humidity throughout the apartment, especially when the door to the bathroom is closed (or even partially closed). See Photograph 38.</p> <p>g. MGH observed severe condensation on the windows in the solarium and on the wood trim surrounding the window wall opening. The solarium area is an example where the single bathroom fan for the entire apartment is difficult to maintain and control a proper level of humidity because the solarium area is separated from the main living area by a patio sliding door (See Photograph 39), and especially when the sliding door is closed (or even partially closed). The absence of a source of heat in the solarium area also contributes to an environment that promotes condensation on the colder surfaces of the window assembly.</p> <p>h. Structural Support of Exterior Windows: Ms. Tobias informed MGH that a previous investigation (by other parties) at their unit included removing interior drywall at selected areas from the walls/ceiling above the window head to make exploratory openings ("EO"). The EO's revealed decay at the wood components concealed behind the interior drywall surrounding the window. The exterior windows at Joyce Place tower are fastened to the wood surrounding the wall openings, and rely on the structural integrity of that wood to anchor the windows to the building. Decay of the wood surrounding the wall openings translates to loss of integrity of the structural anchorage of the window assembly.</p> <p>It is the opinion of MGH that repeated cycles of severe condensation at the window assemblies is likely a major contributor to the moisture that causes saturation of materials surrounding the wall openings (i.e., interior drywall, wood trims, wood window sill plates, etc.) and results in decay of the wood behind the drywall. If exterior water (i.e., wind-driven rain) does penetrate the cladding / window assemblies, that water may also be a contributor of moisture causing decay but there was no evidence of exterior water penetrating the cladding at the time of MGH's site review.</p>
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8.1	3380 Vanness Avenue (Tower) - Continued
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8.1.1	<p>Summary of Findings (Continued)</p> <p>Exterior Windows: (Continued)</p> <p><u>Unit #1006:</u></p> <ul style="list-style-type: none"> a. The Khangura family have been the Owner / Occupant since original construction. Mr. Hera Khangura has been the Occupant since 2015. b. Mr. Khangura informed MGH that water accumulates in the horizontal troughs of the window frame at the North elevation and West elevation of his enclosed balcony. c. MGH removed a small area of interior drywall above the window head at the narrow West exterior wall in the enclosed balcony. MGH observed corrosion of the horizontal metal corners/edges of the interior drywall assembly at the exterior wall above the head of the window (See Photograph 40). The components of the exterior wall assembly that were visible through the small wall opening (above the window head) did not display evidence of moisture damage. d. Corrosion of the metal components of the interior drywall assembly is likely the result of previous moisture ingress into the wall cavity. Such moisture related damage behind the interior drywall is consistent with MGH's observations of the environment/conditions inside other apartments at Joyce Place tower. <p>Specifically, repeated cycles of severe condensation on the interior side of the window assembly saturates the materials of the wall assembly surrounding the window. The extent and severity of corrosion of other metal corners/edges (if any) at other area in the enclosed balcony is not known at this time. Removal of additional interior drywall would be required to determine the total extent of corrosion (if any) of the metal corners/edges.</p>
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8.1	3380 Vanness Avenue (Tower) - Continued
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8.1.2	<p>Summary of Findings (Continued)</p> <p>Cladding:</p> <ul style="list-style-type: none"> a. MGH was informed that all exterior surfaces of the stucco cladding were previously renewed with a new waterproofing coating in year 2014. The coating appears to be a silicone elastomeric product "AllGuard" as manufactured by Dow Corning. The coating generally appears in good condition. See Photograph 41. b. It is the opinion of MGH that when such coating products are applied to an existing face-sealed stucco cladding the intended function of the coating is to maintain the continuity of the "face-seal" of the existing stucco cladding. However, the design of the exterior cladding assembly still remains as a "face-seal" which cannot manage, drain, and/or discharge exterior water (i.e., wind-driven rain) that may penetrate the face-seal of the stucco cladding. The AllGuard coating will still require continued diligent periodic reviews and maintenance to prolong the life of the stucco cladding. c. It is the opinion of MGH that such coatings cannot serve to protect against moisture ingress into the wall cavity of an exterior wall when the source of moisture is water from condensation on the interior side of an exterior window. Water that accumulates at the base of a window (after repeated cycles of condensation) can potentially leak into the wall cavity below the window sill. It is the opinion of MGH that water from condensation is likely a significant source of moisture that has caused damage to the wood components surrounding the wall openings at windows.
8.1.3	<p>Caulking:</p> <ul style="list-style-type: none"> a. The exterior joints at the stucco cladding were previously repaired at the time the new AllGuard waterproofing coating was applied at the tower in year 2014. New "123 Silicone Seal" as manufactured by Dow Corning was the product installed at the exterior joints to replace the original sealant/caulking at those joints. 123 Silicone Seal is a silicone based pre-formed strip (approximately 2 inches wide) that is typically applied over-top the existing sealant at a joint. This precludes the need to cut-out and remove the existing sealant from a joint. The 123 Silicone Seal at Joyce Place tower generally appears in good condition. See Photograph 41. b. MGH reviewed the caulking at miscellaneous joints at windows and at mechanical units located on the flat roof of the tower. The existing caulking generally appeared weathered and cracked from normal exposure to weather (See Photographs 42 to 44). Caulking at exterior joints should be reviewed periodically (every 2 to 3 years) and repaired or replaced as needed. Caulking at exterior joints should be replaced every 8 to 10 years (on average) or sooner on an as-needed basis.



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8.1	3380 Vanness Avenue (Tower) - Continued
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8.1.4	<p>Summary of Findings (Continued)</p> <p>Roofing:</p> <ul style="list-style-type: none"> a. The roofing membrane on the flat roof of the mechanical penthouse, the roofing membrane on the upper flat roof (top of tower), and the roofing membrane on the lower flat roof (floor level 2) of the tower generally appear in good condition. MGH has not been made aware of any reports of roof leaks. See Photographs 13 to 16. b. MGH observed metal debris on the flat roof of the Mechanical Penthouse (See Photograph 45). MGH also observed extension ladders stored on the flat roof of the tower. MGH recommends removing all debris off the roofing membrane, and storing maintenance items (such as ladders) inside the Mechanical Penthouse or in the parkade. c. MGH observed miscellaneous plumbing pipe stacks that project vertically above the top of the flat roof at the top of the tower. The end of pipe is open to the air (See Photograph 46). MGH recommends installing a mesh screen across the open end of the pipe stack to prevent potential access to insects and rodents. d. MGH observed 2 separate large areas of standing water on the lower flat roof (floor level 2) surrounding the roof drains (See Photographs 16 and 47). Standing water is considered acceptable (RCABC and industry standard practises) if the standing water dissipates/evaporates within 48 hours. MGH recommends that the Strata Corporation monitor the duration it takes for those large areas of standing water to dissipate. In the event the standing water remains for a lengthy period (i.e., 4 days or more), MGH recommends that the Strata Corporation retain the services of a qualified roofing contractor to examine the roof drains and the roof slope.
8.1.5	<p>Balconies:</p> <ul style="list-style-type: none"> a. The waterproof / traffic coating on the top side of the balconies generally appear in good condition based on the visual review of the balconies during the bosun's chair drops. See Photograph 12.



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8.2	3362 to 3376 Vanness Avenue (Town Homes)
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8.2.1	<p>Summary of Findings</p> <p>The categories of problematic issues at the town homes are summarized below. A brief description of the observed defect(s) is provided. For a more detailed description including locations and photographs of the observed defects see Appendix D.</p> <p>Structural Framing:</p> <p>Exploratory Openings: (Interior Locations)</p> <p>An exploratory opening (“EO”) was made at selected town home units to assess the condition of the structural wood framing at the North exterior wall. The EO was made by removing a small square-shaped area of interior drywall (approximately 12 inch x 12 inch) to expose the wood framing within the wall assembly. The EO was typically located below the windows at the North exterior wall (facing Vanness Avenue) on the ground floor level. It is assumed that the observations at the EO are representative of the condition of the wood at the immediate surrounding areas at the same wall.</p> <p>Unit #3362:</p> <ol style="list-style-type: none"> a. Mr. Chan (Owner / Occupant since 1994). b. MGH observed severe decay of the wood structural wall framing, the floor plywood sheathing board, and the wood floor joists. Specifically, portions of the wood columns at the outside corner of wall, portions of the vertical wall studs, the majority of the exterior plywood sheathing board, portions of the interior plywood floor sheathing board, and portions of the wood floor joists were decayed and/or disintegrated. See Photographs 27 and 28. c. MGH observed water ingress into the crawlspace beneath the North exterior wall. d. It is the opinion of MGH that the decay/deterioration of the structural wall framing has compromised the structural integrity of the exterior wall to resist lateral loading under a seismic event. The risk of failure/collapse of the exterior wall under seismic loading is a potential life-safety hazard. Such a risk warrants replacement of the decayed components in the affected wall assembly in the immediate or near-term (i.e., within one year).
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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.1	<p>Summary of Findings (Continued)</p> <p>Structural Framing: (Continued)</p> <p>Exploratory Openings: (Interior Locations)</p> <p><u>Unit #3362: (Continued)</u></p> <p>e. The capacity of the North exterior wall to resist vertical loading has also been reduced. It is the opinion of MGH that the North exterior wall is not at risk of imminent failure under vertical gravity loading from the dead weight of the wall itself. However, MGH recommends that large/heavy fixed loads (e.g., piano, refrigerator, bookcases, desk, bed, etc) not be placed on the lower or upper floor adjacent the North walls.</p> <p>f. MGH recommends that the Strata Corporation commence discussions within the next year to make preparations to repair / replace the decayed wood at the structural framing.</p>
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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.1	<p>Summary of Findings (Continued)</p> <p>Structural Framing (Continued)</p> <p>Exploratory Openings: (Interior Locations)</p> <p><u>Unit #3364:</u></p> <ul style="list-style-type: none"> a. Mr. Riaz Merchant (Owner / Occupant since 2006). b. MGH observed severe decay of the wood at the wall structural framing (See Photograph 31). Specifically, the plywood exterior sheathing board, the bottom horizontal plate of the wall assembly, and the wall studs are severely decayed and disintegrated. The moisture content reading at the wood was low (MC=13%) at the time of MGH's site visit. c. The extent and severity of decay has significantly reduced the structural integrity of the North exterior wall. The structural integrity of the exterior wall to resist lateral loading has been compromised which poses a potential life-safety hazard under a seismic event. Repairs to replace the decayed components is warranted, and such repairs should be scheduled to occur in the immediate or near-term (i.e., within one year). d. The capacity of the North exterior wall to resist vertical loading has also been reduced. It is the opinion of MGH that the North exterior wall is not at risk of imminent failure under vertical gravity loading from the weight of the wall. However, MGH recommends that large/heavy loads (i.e., piano, bookcases, refrigerator, etc) not be placed on the lower or upper floor adjacent the North walls. e. MGH recommends that the Strata Corporation commence discussions within the year to make preparations to repair / replace the decayed wood at the structural framing.
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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.1	<p>Summary of Findings (Continued)</p> <p>Structural Framing (Continued)</p> <p>Exploratory Openings: (Interior Locations)</p> <p><u>Unit #3366:</u></p> <ul style="list-style-type: none"> a. Mr. Pance LImapichant (Owner / Occupant since 2015). b. MGH observed severe decay of the wood at the wall structural framing. Specifically, the plywood exterior sheathing board, the bottom horizontal plate of the wall assembly, and the wall studs are severely decayed and disintegrated. The moisture content reading at the wood was low (MC=13%) at the time of MGH's site visit. c. The extent and severity of decay has significantly reduced the structural integrity of the North exterior wall. The structural integrity of the exterior wall to resist lateral loading has been compromised which poses a potential life-safety hazard under a seismic event. Repairs to replace the decayed components is warranted, and such repairs should be scheduled to occur in the immediate or near-term (i.e., within one year). f. The capacity of the North exterior wall to resist vertical loading has also been reduced. It is the opinion of MGH that the North exterior wall is not at risk of imminent failure under vertical gravity loading from the weight of the wall. However, MGH recommends that large/heavy loads (i.e., piano, bookcases, refrigerator, etc) not be placed on the lower or upper floor adjacent the North walls. g. MGH recommends that the Strata Corporation commence discussions within the year to make preparations to repair / replace the decayed wood at the structural framing.
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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.1	<p>Summary of Findings (Continued)</p> <p>Structural Framing (Continued)</p> <p>Exploratory Openings: (Interior Locations)</p> <p><u>Unit #3372:</u></p> <ul style="list-style-type: none"> a. Mr. Xi Zhu (Owner / Occupant since 2010). b. MGH observed severe decay of the wood at the wall structural framing (See Photographs 48 and 49). Specifically, the plywood exterior sheathing board, the bottom horizontal plate of the wall assembly, and the wall studs are severely decayed and disintegrated. The batt insulation in the wall cavity was damp. The moisture content readings at the various wood components in the wall cavity were high (ranging from MC=29% to MC=40%) at the time of MGH's site visit. c. The extent and severity of decay has significantly reduced the structural integrity of the North exterior wall. The structural integrity of the exterior wall to resist lateral loading has been compromised which poses a potential life-safety hazard under a seismic event. Repairs to replace the decayed components is warranted, and such repairs should be scheduled to occur in the immediate or near-term (i.e., within one year). h. The capacity of the North exterior wall to resist vertical loading has also been reduced. It is the opinion of MGH that the North exterior wall is not at risk of imminent failure under vertical gravity loading from the weight of the wall. However, MGH recommends that large/heavy loads (i.e., piano, bookcases, refrigerator, etc) not be placed on the lower or upper floor adjacent the North walls. MGH recommends that the Strata Corporation commence discussions within the year to make preparations to repair / replace the decayed wood at the structural framing. <p><u>Unit #3374:</u></p> <ul style="list-style-type: none"> a. Ms. Hoa Nguyen (Owner / Occupant since April 2016). d. The moisture content readings at the various wood components in the wall cavity were high (ranging from MC=20% to MC=30%) at the time of MGH's site visit. The wood in the wall cavity appeared in very good condition even though the moisture content was high. The batt insulation was saturated.
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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.1	<p>Summary of Findings (Continued)</p> <p>Structural Framing (Continued)</p> <p>Exploratory Openings: (Interior Locations)</p> <p><u>Unit #3376:</u></p> <ul style="list-style-type: none"> a. Ms. Peggy Tong (Owner / Occupant since 1993). b. MGH observed severe fungal growth on the majority of surfaces on the interior drywall and the wood surrounding the windows (North wall). See Photograph 29. c. MGH observed severe decay of the wood framing in the wall cavity and severe decay of the wood horizontal plate at the window sill. Specifically, the majority of the exterior plywood sheathing board, and portions of the wall studs are decayed. See Photographs 29 and 30. d. The moisture content of the various wood components in the wall cavity were negligible at the time of MGH's site visit. The existing decay/damage is the result of previous moisture ingress. e. MGH observed a horizontal gap/void between the bottom of the exterior sheathing board and the horizontal plate at the bottom of the wall assembly. The gap exists because the exterior sheathing board was not installed properly during original construction. The sheathing board should overlap the bottom plate of the exterior wall. As a result, the gap enables outside air to penetrate the wall cladding and enter the wall cavity. f. The extent and severity of decay has significantly reduced the structural integrity of the North exterior wall. The structural integrity of the exterior wall to resist lateral loading has been compromised which poses a potential life-safety hazard under a seismic event. Repairs to replace the decayed components is warranted, and such repairs should be scheduled to occur in the immediate or near-term (i.e., within one year). i. The capacity of the North exterior wall to resist vertical loading has also been reduced. It is the opinion of MGH that the North exterior wall is not at risk of imminent failure under vertical gravity loading from the weight of the wall. However, MGH recommends that large/heavy loads (i.e., piano, bookcases, refrigerator, etc) not be placed on the lower or upper floor adjacent the North walls. MGH recommends that the Strata Corporation commence discussions within the year to make preparations to repair / replace the decayed wood at the structural framing.
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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.1	<p>Summary of Findings (Continued)</p> <p>Structural Framing (Continued)</p> <p>Exploratory Openings: (Exterior Locations): Exploratory openings ("EO") were made at the exterior side of the exterior wall by removing a small circular area of exterior stucco (approximately 3 inch diameter) to expose the wood sheathing board. Typically, the EO was located either where a high moisture content reading was encountered during the moisture probe survey, or where the wood sheathing board felt soft ("punky") when the moisture probes were pushed against the sheathing board during the moisture probe survey. It is assumed that the observations at the EO are likely representative of the condition of the wood at the immediate surrounding areas at the same wall.</p> <p>Unit #3362:</p> <p>a. North Elevation: An EO was made in the stucco cladding, at floor level 2, at the narrow wall facing East, below a horizontal joint (See Photograph 50). The sheathing board was severely decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument.</p> <p>b. West Elevation: An EO was made at floor level 2, at the narrow wall facing West, below the bottom corner of a window (See Photograph 51). The sheathing board was severely decayed from previous water ingress. The wood easily crumbled easily when probed by hand using a sharp metal instrument.</p> <p>Unit #3666 / #3368:</p> <p>c. North Elevation: An EO was made at floor level 2, at the narrow face of the wall that divides the outdoor balconies at Units #3362 and #3368 (See Photograph 52). The sheathing board was severely deteriorated/decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument.</p> <p>Unit #3376:</p> <p>d. East Elevation: An EO was made at floor level 2, at the narrow wall facing South, below a horizontal joint (See Photograph 53). The sheathing board was severely deteriorated/decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument.</p>
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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.2	<p>Summary of Findings (Continued)</p> <p>Cladding:</p> <ul style="list-style-type: none"> a. MGH was informed that all exterior surfaces of the stucco cladding were previously renewed with a new waterproofing coating in year 2014. The coating appears to be a silicone elastomeric product "AllGuard" as manufactured by Dow Corning. The coating generally appears in good condition. b. It is the opinion of MGH that when such coating products are applied to an existing face-sealed stucco cladding the intended function of the coating is to maintain the continuity of the "face-seal" of the existing stucco cladding. However, the design of the exterior cladding assembly still remains as a "face-seal" which cannot manage, drain, and/or discharge exterior water (i.e., wind-driven rain) that may penetrate the face-seal of the stucco cladding. The AllGuard coating will still require continued diligent periodic reviews and maintenance to prolong the life of the stucco cladding. c. It is the opinion of MGH that such coatings cannot serve to protect against moisture ingress into the wall cavity of an exterior wall when the source of moisture is water from condensation on the interior side of an exterior window. Water that accumulates at the base of a window (after repeated cycles of condensation) can potentially leak into the wall cavity below the window sill. It is the opinion of MGH that water from condensation is likely a significant source of moisture that has caused damage to the wood components surrounding the wall openings at windows.
8.2.3	<p>Caulking:</p> <ul style="list-style-type: none"> a. The exterior joints at the stucco cladding were previously repaired at the time the new AllGuard waterproofing coating was applied at the tower in year 2014. New sealant/caulking was applied to the exterior joints at various location on the exterior surfaces of the stucco cladding. The sealant/caulking at the Joyce Place town homes generally appears in good condition.
8.2.4	<p>Doors:</p> <ul style="list-style-type: none"> a. The patio sliding door (upper floor entering onto the South exterior deck) at TH # 3362 is not functioning properly. The door panel is not properly seated in the sliding track and it was extremely difficult to adjust the panel to sit properly in the track.



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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.5	<p>Summary of Findings (Continued)</p> <p>Roofing:</p> <ul style="list-style-type: none"> a. The roofing membrane at the upper roof and lower flat roof generally appear in good condition b. A large area of standing water is visible surrounding the roof drain on the flat roofs (See Photographs 18 and 19). The water is not able to fully drain towards the roof drain. c. MGH recommends that the Strata Corporation authorize a roofing contractor to review the roof drain and the roof slope, and to verify the location of the roof drain relative to the low point on the flat roof.
8.2.6	<p>Balconies:</p> <ul style="list-style-type: none"> a. MGH reviewed the outdoor balconies (facing North) at the town homes it visited. b. MGH observed standing water at the front (outside) corner of the balcony floor, adjacent the balcony drain hole. c. The balcony drain is a pipe that penetrates the bottom corner of balcony guard wall. d. The balcony floor does not properly slope towards the drain pipe, and the low point on the balcony floor does not coincide with the location of the balcony drain. As a result, standing water on the balcony floor (from rain and melting snow) accumulates near but does not completely drain out through the hole in the guard wall. See Photograph 54.



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8.2	3362 to 3376 Vanness Avenue (Town Homes) - Continued
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8.2.7	<p>Summary of Findings (Continued)</p> <p>Windows:</p> <ol style="list-style-type: none"> a. MGH observed severe condensation on the interior side of exterior windows at selected town homes. See Photographs 49 and 55. b. Condensation was not evident at every town home MGH visited, and the severity of condensation varied from town home to town home. c. The time of day when MGH visited the town homes did not coincide with periods of cooking nor periods of bathroom/shower use. d. The severe condensation resulted in: <ul style="list-style-type: none"> • Large-sized water droplets hanging from the horizontal edge of the window frame along the window head (See Photograph 55). • Water accumulating in the horizontal trough at the sill of the window frame. • Mold / fungal growth on most of the surfaces surrounding the interior side of the window frame (i.e., the interior drywall, the wood stool plat at the window sill, window coverings, etc.) See Photograph 29.
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8.3	Parkade
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8.3.1	<p>Summary of Findings (Continued)</p> <p>Parkade:</p> <p>Active Leaks:</p> <p>a. MGH observed active leaks through the parkade roof slab, and through the parkade foundation wall (See Photographs 56 and 57).</p>
8.3.2	<p>Catch Pans/Trays:</p> <p>a. Metal pans/trays have previously been installed (by other parties) at selected locations along the underside of the parkade roof slab to capture water leaking through the concrete slab. Pipes attached to the pans/trays redirect water from the tray and discharge the water onto the parkade floor (See Photograph 58).</p> <p>b. The trays capture water to prevent water splashing onto parked vehicles, but the trays do not address or prevent a more important issue which is that water can still penetrate the cracks/voids at the top-side of the parkade roof slab. Water that penetrates such cracks in concrete can wet the reinforcing steel embedded in the concrete slab. Repeated cycles of wetting the embedded reinforcing steel has the potential to corrode the reinforcing steel.</p>
8.3.3	<p>Repair Strategy:</p> <p>a. MGH recommends a longer-term repair strategy that addresses sealing the cracks in the concrete (from the top side of the parkade roof slab) to prevent water contacting the reinforcing steel embedded in the slab.</p> <p>b. Applying a new waterproof coating or membrane on the top side of the parkade roof slab is preferable to injecting a sealant into the cracks in the concrete from the underside of the parkade roof slab. Injecting a sealant into the underside of a crack does not ensure that the sealant penetrates the full depth of the crack. There still remains a risk that water may penetrate the top half of a crack that was not sealed the full depth of the crack.</p> <p>c. Applying a new coating / membrane to the top side of the parked roof slab will also entail removing the existing soil over-burden and landscaping in order to expose and remove the existing waterproof coating on the top side of the parkade roof slab.</p>



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8.4	Miscellaneous Topics
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8.4.1	<p>Summary of Findings (Continued)</p> <p>Fence:</p> <ul style="list-style-type: none"> a. MGH observed several of the wood panels missing from the partition fence that separates the tower from the row of town homes (See Photograph 59). b. MGH recommends installing new panels at the areas where panels are missing to maintain a uniform appearance for the fence.
8.4.2	<p>Stains on Ceiling at Town Homes:</p> <p><u>TH #3376:</u></p> <p>MGH observed the following stains at the ceiling of the rooms at the upper floor:</p> <ul style="list-style-type: none"> a. A large circular stain surrounding the electrical junction box was not wet at the time of MGH's site visit (See Photograph 60). The Occupant could not confirm whether the leak was still active at this location. MGH recommends that the Strata Corporation coordinate with the Stata Owner / Occupant to monitor the stain on the ceiling and to verify whether the leak is still active at the electrical junction box. b. A lineal stain that extends between the fire sprinkler head and the sliding door was not wet at the time of MGH's site visit (See Photograph 61). The Occupant could not confirm whether the leak was still active at this location. MGH recommends that the Strata Corporation coordinate with the Stata Owner / Occupant to monitor the stain on the ceiling and to verify whether the leak is still active. If the leak is still active, a further investigation will be required to verify whether the source of moisture is related to the fire sprinkler head. <p>Note: MGH observed similar stains (adjacent to a fire sprinkler head) on the ceiling at other town homes at Joyce Place. MGH recommends that the Strata Corporation coordinate with the Strata Owner / Occupant at other town homes to verify whether there may be an active leak above the ceiling at those stains.</p>



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9.0	Opinion of Probable Cost ("OPC")
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9.1	<p>Introduction</p> <p>MGH Consulting Inc. ("MGH") has prepared an Opinion of Probable Cost ("OPC") in 2016 Canadian dollars to implement the scope of repair described below. The OPC includes anticipated City of Vancouver permit fees, an estimate of the cost of construction, anticipated professional consultant fees, and applicable taxes. The OPC is intended to be only an order-of-magnitude estimate for the purpose of budgetary discussions amongst the Strata Owners. The actual costs can be derived more accurately when tendering the repair project to bidding Contractors.</p>
9.2	<p>Permit Fees</p> <p>MGH contacted the City of Vancouver Building Department to enquire about Building Permit and Development Permit issues. The permit fees are based on the City of Vancouver "2017 Schedule of Building Permit and Inspection Fees" and the "2017 Planning Department Fees."</p>
9.3	<p>Cost of Construction</p> <p>The cost of construction in the OPC is intended to be an "order of magnitude" level of accuracy for the purpose of budgetary discussion. The OPC was based on applying unit prices to the estimated surface areas and quantities of the various building envelope components. The unit prices are derived from the previous experience of qualified Contractors who perform this type of work. The OPC is not intended to be the same level of accuracy that can be obtained through a proper tendering process. The tendering process reflects the prevailing cost for labour and materials at the time of the tender, and reflects the prevailing competitive market conditions amongst the bidding contractors at the time of the tender. An estimated cost of construction was provided for each of the repair alternatives assuming the work for each repair option is performed as a stand-alone project. In the event the repairs are combined under a single project there may be cost savings due to economies of scale.</p>
9.4	<p>Consultant Fees</p> <p>For the purpose of this OPC, the estimated consultant fee for building envelope related services was based on a fixed percentage (%) of the cost of construction. The fixed percentage varies depending on the estimated cost of construction. An estimated fee was provided for each of the repair alternatives assuming the work for each repair option is performed as a stand-alone project. In the event the repairs are combined under a single project, there may be cost savings due to economies of scale.</p> <p>The consultant's services include preparation of construction documentation (e.g., schematic designs, detailed repair drawings and specifications), assisting the Strata Corporation in applying for City permits, tendering the project to bidding Contractors, performing contract administration services, and performing field review services during construction.</p> <p>In the event the services of a specialty consultant is required to address unforeseeable issues that may arise during the design phase and/or the construction phase of the project, an allowance for additional consultants has been included in the OPC.</p>



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9.0	Opinion of Probable Cost ("OPC") - Continued
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9.5	<p>SCOPE OF REPAIR</p>
9.5.1	<p>A.1 Tower: Base Scope of Repair</p> <p>The proposed "Base Scope of Repair" is confined to replacing the existing exterior windows and exterior sliding doors and includes the following:</p> <ul style="list-style-type: none"> a. Remove the existing exterior windows and exterior sliding doors and replace them with new thermally efficient windows and sliding doors. b. Prepare the structure and cladding surrounding the wall openings prior to installing the new windows and sliding doors. For simplicity, we assume that the finished surface of the new cladding will be made to resemble the current stucco appearance of the existing cladding.
9.5.2	<p>A.2 Tower: Additional Scope of Repair (Optional)</p> <p>The scaffolding erected under the Base Scope of Repair will fully surround the building for the full height of the tower. In the event the Strata Corporation elects to include replacing the existing cladding and/or replacing the traffic membrane at the outdoor balconies/decks to the Base Scope of Repair, then no additional cost related to scaffolding would need to be incurred.</p> <p>For information purposes, the attached OPC includes the incremental costs that would be added to the cost for the Base Scope of Repair to implement the following additional (optional) scope of repair:</p> <ul style="list-style-type: none"> a. Cladding: Remove the existing exterior "face-sealed" stucco cladding and replace it with a new "rain screen" cladding assembly. For simplicity, we assume that the finished surface of the new cladding will be made to resemble the current stucco appearance of the existing cladding. b. Roofing: Remove the existing roofing membrane on the flat roof, and the flat roof on the mechanical penthouse, and replace it with a new roofing assembly. c. Balcony/Deck Membrane: Remove the existing waterproof / traffic coating on the outdoor (open to the air) balconies and replace it with a new pedestrian traffic membrane.



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9.0	Opinion of Probable Cost ("OPC") - Continued
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9.5	<p>SCOPE OF REPAIR (Continued)</p>
9.5.3	<p>B. <u>Town Homes</u>: Base Scope of Repair</p> <p>The proposed "Base Scope of Repair" is assumed to be similar at each of the town home units and includes the following:</p> <ul style="list-style-type: none"> a. Remove the existing "face-sealed" cladding assembly and replace it with a new "rain screen" cladding assembly. For simplicity, we assume that the finished surface of the new cladding will be made to resemble the current stucco appearance of the existing cladding. b. Remove the existing exterior windows and patio sliding doors and replace them with new thermally efficient windows and sliding doors. c. Remove the existing waterproof / traffic coating at each exterior balcony and replace it with a new pedestrian traffic coating / membrane. d. Remove the existing metal guardrail assembly at each balcony and replace it with a new metal guardrail assembly.
9.6	<p>Summary of OPC</p> <p>The anticipated costs described below apply to the tower and the row of town homes. The summary of costs is stated in 2016 Canadian dollars.</p> <p>For the purpose of this OPC it will be assumed that the initial repair strategy is to perform the work at the tower as a stand-alone project, and to perform the work at the row of town homes as a stand-alone project.</p> <p>Variations to the costs may occur depending on factors such as; a) whether repairs to the two separate buildings (i.e., the tower and the town homes) are combined as a single project, b) the length of delay before commencing any of the repairs, and c) the length of delay between implementing repairs at the two separate buildings (in the event repairs to the 2 buildings are undertaken as 2 separate stand-alone projects).</p> <p>Variations to the costs may also occur in order to reflect the rate of inflation, the prevailing cost of labour, and the prevailing cost of materials at the time of construction.</p>



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9.0	Opinion of Probable Cost ("OPC") - Continued
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9.7	3380 Vanness Avenue (Tower)
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A.1 Tower: Base Scope of Repair

Replace Existing Exterior Windows and Exterior Sliding Doors

1. <u>City of Vancouver Permits:</u> Building Permit & Revisit Development Permit (See notes a. and b. below)	\$	nil
2. Cost of Construction: (Includes a 25% contingency allowance)	\$	981,250.00
3. <u>Consultant Fees:</u>		
a. Building Science - Based on 15% of Cost of Construction	\$	147,200.00
b. Structural - Allowance (If services are required)	\$	20,000.00
c. Mechanical - Allowance (If services are required)	\$	20,000.00
d. Electrical - Allowance (If services are required)	\$	20,000.00
Sub-total (a, b, c & d) =	\$	207,200.00
	Sub-total (1, 2 & 3) =	\$ 1,188,450.00
	5% GST =	\$ 59,422.50
	TOTAL =	\$ 1,247,872.50
	Round-up to =	\$ 1,250,000.00

Notes:

- a. Based on MGH's discussions with personnel at the City of Vancouver ("CoV"), the Building Permit ("BP") fee may be eligible to be waived as a building envelope restoration project.
- b. Based on MGH's discussions with personnel at the CoV, the fee to re-visit an existing Development Permit ("DP") may be eligible to be waived if there are no significant changes to the appearance or the materials of the building. Subject to review by the Cov during an application for a BP.
- c. Based on Regulatory Bulletin No.6 (Feb 2012) from BC Housing (administrator for the Homeowner Protection Act) Home Warranty Insurance may not be mandatory for this project because the Scope of Repair does not fall under the definition of "substantially reconstructed." In the event the Strata Corporation elects to purchase Home Warranty as a proactive measure then budget 3% of the Cost of Construction (approximate).



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9.0	Opinion of Probable Cost ("OPC") - Continued
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9.7	3380 Vanness Avenue (Tower) - Continued
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A.2 Tower: Additional Scope of Repair (Optional)

Replace Existing Cladding, Existing Membrane on Exterior Balconies/Decks, and Existing Roofing on the Tower & the Mechanical Penthouse

1. City of Vancouver Permits:	
Building Permit & Revisit Development Permit (See notes a. and b. below)	\$ nil
2. Cost of Construction:	
a. Exterior Cladding and Membrane on Balconies/Decks (Includes a 25% contingency allowance)	\$ 1,298,438.00
b. Roofing (Includes a 20% contingency allowance)	\$ 138,000.00
3. Consultant Fees:	
Building Science - Based on 12% of Cost of Construction	\$ 172,372.50
Sub-total (1, 2 & 3) =	\$ 1,608,810.50
5% GST =	\$ 80,440.53
TOTAL =	<u>\$ 1,689,251.02</u>
Round-up to =	\$ 1,700,000.00

Notes:

- a. Based on MGH's discussions with personnel at the City of Vancouver ("CoV"), the Building Permit ("BP") fee may be eligible to be waived as a building envelope restoration project.
- b. Based on MGH's discussions with personnel at the CoV, the fee to re-visit an existing Development Permit ("DP") may be eligible to be waived if there are no significant changes to the appearance or the materials of the building. Subject to review by the Cov during an application for a BP.
- c. Based on Regulatory Bulletin No.6 (Feb 2012) from BC Housing (administrator for the Homeowner Protection Act) Home Warranty Insurance may not be mandatory for this project because the Scope of Repair does not fall under the definition of "substantially reconstructed." In the event the Strata Corporation elects to purchase Home Warranty as a proactive measure then budget 3% of the Cost of Construction (approximate).



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9.0	Opinion of Probable Cost ("OPC") - Continued
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9.8	3362 to 3376 Vanness Avenue (Town Homes)
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B. Town Homes: Base Scope of Repair

Replace Existing Cladding, Existing Exterior Windows and Exterior Sliding Doors, and Existing Membrane on the Outdoor Balconies

1. <u>City of Vancouver Permits:</u>	
Building Permit & Revisit Development Permit (See notes a. and b. below)	\$ nil
2. Cost of Construction: \$ 942,500.00 (Includes a 25% contingency allowance)	
3. <u>Consultant Fees:</u>	
a. Building Science - Based on 15% of Cost of Construction	\$ 141,375.00
b. Structural - Allowance (If services are required)	\$ 20,000.00
c. Mechanical - Allowance (If services are required)	\$ 20,000.00
d. Electrical - Allowance (If services are required)	<u>\$ 20,000.00</u>
Sub-total (a, b, c & d) =	\$ 201,375.00
Sub-total (1, 2 & 3) =	\$ 1,143,875.00
5% GST =	<u>\$ 57,193.75</u>
TOTAL =	<u>\$ 1,201,068.75</u>
Round-up to =	\$ 1,205,000.00

Notes:

- a. Based on MGH's discussions with personnel at the City of Vancouver ("CoV"), the Building Permit ("BP") fee may be eligible to be waived as a building envelope restoration project
- b. Based on MGH's discussions with personnel at the CoV, the fee to re-visit an existing Development Permit ("DP") may be eligible to be waived if there are no significant changes to the appearance or the materials of the building. Subject to review by the Cov during an application for a BP
- c. Based on Regulatory Bulletin No.6 (Feb 2012) from BC Housing (administrator for the Homeowner Protection Act) Home Warranty Insurance may not be mandatory for this project because the Scope of Repair does not fall under the definition of "substantially reconstructed." In the event the Strata Corporation elects to purchase Home Warranty as a proactive measure then budget 3% of the Cost of Construction (approximate).



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10.0	CLOSING REMARKS
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10.1	<p>Issues / Concerns Raised by Strata Owners: A common theme of the issues/concerns raised by various Strata Owners/Occupants is that excessive moisture accumulates on the interior side of the exterior windows. Many Occupants interviewed by MGH were concerned that the source of the moisture may be exterior water (i.e., wind-driven rain) that penetrated the windows and migrated down the interior side of the window glass and window frame.</p> <p>Based on its review of the apartments visited, it is the opinion of MGH that a significant source of moisture is likely condensation which forms on the cold surfaces of the window assembly. MGH observed multiple examples of severe condensation at the windows in the tower and in the town homes. Repeated cycles of severe condensation can create large volumes of water that can potentially penetrate and enter the wall cavity below the window sill.</p>
10.2	<p>Condensation: MGH recommends that the Strata Corporation take steps to improve ventilation of the interior space in the apartments. Such steps may include the following:</p> <ol style="list-style-type: none"> a. Re-educating the Occupants on the proper use of their humidistat control, b. Enhancing the existing ventilation equipment in the tower apartments and the town homes. Currently, there is just a single exhaust fan in the bathroom of a typical apartment (located at one corner of the apartment), c. Supplying heat to the solarium area and to the enclosed balcony areas (located at the North elevation of the tower).
10.3	<p>Existing Face-Seal Stucco Cladding: The existing cladding at the tower and the town homes is a "face-seal" stucco cladding. The nature of the face-seal design of stucco cladding requires diligent maintenance of the building exterior to keep the face-seal intact (i.e., caulking at exterior joints, sealant at window joints, the window assembly itself, and the stucco coating itself). The face-seal must be intact and continuous (absent of any voids) in order for the cladding to resist water ingress into the wall cavity and/or into the suite interior.</p> <p>MGH observed the existing coating on the building exteriors that was applied during previous maintenance repairs (performed by other parties) to the buildings at the tower and the town homes. It appears that the scope of maintenance was limited to re-coating the stucco areas, and re-sealing exterior joints. It is the opinion of MGH that the new coating on the exterior surfaces of the exterior walls generally appears in good condition.</p>



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10.0	CLOSING REMARKS
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10.4	<p>Anticipated Future Performance of the Existing Wall & Cladding Assembly</p> <p>Damaged / Decayed Wood at Wall Openings: Such coatings on the exterior side of walls do not protect against the potential for moisture ingress into the wall cavity from condensation originating on the cold surfaces on the interior surfaces of the exterior windows.</p> <p>a. Tower: It is the opinion of MGH that a history of recurring cycles of severe condensation on the interior surfaces of the windows has contributed to the decay of the wood components surrounding the wall openings. The window assembly relies upon the wood surrounding the wall openings to serve as a substrate to structurally support the window assemblies. Decay of the wood components translates into loss of structural support of the window assemblies.</p> <p>b. Town Homes: It is the opinion of MGH that a history of recurring cycles of severe condensation on the interior surfaces of the windows has contributed to the decay of the wood components surrounding the wall openings (i.e., plywood sheathing board, wall studs, corner columns, wall plates, etc). The window assembly relies upon the wood surrounding the wall openings to serve as a substrate to structurally support the window assemblies. The town home building relies upon the exterior plywood sheathing, the wall studs, and the wall plates to be intact to provide structural resistance to lateral loads (such as a seismic event). Decay of the wood components translates into loss of structural integrity of the exterior wall under seismic loading</p>
10.5	<p>Life-Safety Hazard:</p> <p>A. Tower: It is the opinion of MGH that the risk is small for imminent structural failure of the window anchorage under normal operating conditions. It is less likely that a window assembly will fall out from the wall opening under normal operating conditions of gravity loading and/or nominal wind loading. However, in the event of lateral loading on the building during a seismic event, there is an increased risk of failure of the window anchorage system, which translates to a potential life-safety hazard from an entire window assembly (or portions of the window assembly) becoming dis-lodged and falling to the ground.</p> <p>It is the opinion of MGH that such a risk of life-safety hazard warrants repairs in the near-term to remedy the risk. MGH recommends that the Strata Corporation commence discussions within the next calendar year to plan for such repairs. Such repairs should include replacing all existing windows with new thermally efficient windows.</p>



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10.0	CLOSING REMARKS
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10.5	<p>Anticipated Future Performance of the Existing Wall & Cladding Assembly (Continued)</p> <p>Life-Safety Hazard: (Continued)</p> <p>B. Town Homes:</p> <p>It is the opinion of MGH that in the event of lateral loading on the building during a seismic event, there is a real risk of life-safety hazard due to failure and collapse of the structural framing at the North exterior wall of the building.</p> <p>Such a risk of life-safety hazard warrants repairs in the near-term to remedy the risk. MGH recommends that the Strata Corporation commence discussions within the next calendar year to plan for such repairs. Such repairs should include replacing all damaged structural framing, replacing the existing windows with new thermally efficient windows, and installing new cladding that incorporates "rain screen" technology.</p> <p>MGH recommends that the Strata Corporation advise all Strata Owners / Occupants at the town homes to not store and to move away any large and/or heavy fixtures/objects on the floor adjacent the North exterior walls.</p> <p>The Strata Owners/Occupants should report to their Strata Council any unusual activity such as settlement of the floors adjacent the North exterior walls.</p> <p>As a proactive safety measure, Strata Corporation should investigate and identify those town homes that have experienced decay of the wood columns (especially at the corner of exterior walls), and to install temporary shoring to replace the decayed columns until such time that more permanent repairs to the structural framing can be implemented.</p>
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10.0	CLOSING REMARKS
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10.6	<p>Recommended Repairs:</p> <p>Opportunity to Replace Cladding Assembly The nature of repairs to the windows at the tower, and repairs to the exterior walls at the town homes provides an opportunity to replace the existing "face-seal" cladding at the tower and the town homes with new cladding that incorporates "rain screen" technology. MGH recommends that the Strata Corporation take this opportunity to review the potential benefits of replacing the existing cladding at both buildings. The age of the existing stucco cladding currently exceeds twenty (20) years (approximate).</p>
10.6.1	<p>A. Tower:</p> <p>It is the opinion of MGH that the wood components surrounding the wall openings at exterior windows has been damaged by previous moisture. The exterior windows are anchored to the wood surrounding the wall opening and rely upon the structural integrity of that wood to remain intact. The severity of moisture damage at the wood cannot be remedied by maintenance type repairs.</p> <p>MGH's recent investigation at the tower was limited in its frequency of making exploratory openings ("EO's") to reveal the condition of the wood behind the interior drywall. Although MGH can identify the nature of the problems relating to the exterior windows, MGH cannot claim with certainty at this time that repairs to all windows at all elevations at the tower is warranted. MGH recommends that the Strata Corporation authorize an additional investigation at the window wall openings specifically to assess the frequency of occurrence of damage to the wood components surrounding the wall openings. The objective is to verify whether decay to the wood is limited to selected apartments, in which case targeted repairs to windows at selected apartments may be appropriate, or whether replacement of all windows at all elevations of the tower is warranted,</p> <p>As part of the repair program to remedy decayed structural components at the windows, MGH recommends that the repair program include replacing the existing windows with new thermally efficient windows. It is not recommended nor cost effective to refurbish and re-use the existing windows.</p> <p>In the event that all exterior windows at the tower require replacement, then scaffolding will be required to be erected around the entire tower (the full height of the tower) to provide access to replace the exterior windows. The cost to supply and install scaffolding will be a significant portion of the total cost of construction. MGH recommends that the Strata Corporation take advantage of the scaffolding that will already be erected for the window replacement program and to consider replacing the existing face-seal stucco cladding as part of the project. MGH has provided in the attached opinion of probable cost ("OPC") of construction the additional incremental costs (shown as separate line items) to include replacing the cladding as part of the window replacement project.</p>



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10.0	CLOSING REMARKS
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10.6	<p>Recommended Repairs: (Continued)</p>
10.6.2	<p>B. <u>Town Homes:</u></p> <p>It is the opinion of MGH Consulting Inc. ("MGH") that the wood structural framing at the North exterior walls at the town homes is significantly damaged by previous contact with moisture. The extent and severity of damage/decay warrants repairs/replacement of the damaged wood. Maintenance type repairs are no longer appropriate and will not provide the necessary remedy to the disintegration of internal structural components at the exterior wall assembly.</p> <p>Total removal of the existing stucco cladding will be required to reveal the underlying wood components in the wall assembly and to establish the extent of damage to the structural framing.</p> <p>Upon completion of repairs to the structural framing, the Strata Corporation should take this opportunity to improve the design of the building envelope by installing new cladding that incorporates "rain screen" technology.</p>

10.7	<p>C. <u>Parkade:</u></p> <p>MGH's cursory review of the below grade parkade identified active leaks through the parkade roof slab, and the parkade foundation walls.</p> <p>It is the opinion of MGH that the current system of metal pans/trays installed along the underside of the slab serve only as an interim measure to protect water falling onto the parked automobiles.</p> <p>MGH recommends that the Strata Corporation commence discussion on undertaking a repair strategy that offers a longer-term remedy to stop active leaks through the top side of the parkade roof slab.</p> <p>The level of urgency to address the matter of leaks through the parkade roof slab is much less than the urgency for repairs to remedy the weakened structural support of the exterior windows at the tower, and the urgency to remedy the weakened structural framing of the town home exterior walls.</p>
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10.8	<p>Strategy to Implement Repairs:</p> <p>It is the opinion of MGH that the defects / deficiencies that have been identified at both buildings are of a structural nature that pose potential life-safety hazards under a seismic event.</p> <p>It is the opinion of MGH that "maintenance" type repairs to the tower and to the town homes to prolong the life of the structural components is no longer a viable option.</p> <p>It is the opinion of MGH that the severity of damage to structural components and/or structural framing is greater at the row of town homes in comparison to the tower.</p> <p>The tower is a stand-alone building separated from the row of town homes. Therefore, repairs to each building can be undertaken as a separate stand-alone project. Although repairs to each building (i.e., tower and town homes) should be scheduled to occur in the near term, priority should be assigned to repairing the town homes due to the severity and wide-spread occurrence of decay of the structural framing at exterior walls.</p>
10.8.1	<p>A. Tower:</p> <p>Due to the nature of moisture-related damage to structural components at the tower it is possible (but not likely) that targeted repairs to selected windows would be appropriate.</p> <p>Replacement of windows can include the option to perform the work to all windows at a single selected elevation (i.e, North, South, East or West) as a stand-alone project, or to perform the work to all windows at all four elevations as a single project.</p>
10.8.2	<p>B. Town Homes:</p> <p>Due to the nature of moisture-related damage to structural framing at the town homes it is possible (but not recommended) to perform targeted repairs to selected exterior walls at selected town homes.</p> <p>Removal of all existing cladding is required at the town homes will be required to identify the total extent of repair/replacement of the damaged structural framing that is currently concealed by the cladding.</p> <p>Upon completion of repairs to the structural framing, MGH recommends installing new cladding at the town homes that incorporates "rain screen" technology. In the event the Strata Corporation elects to alter the cladding from the existing stucco finish to a different material (e.g., wood siding, wood panels, fibre-cement product, metal panels, etc.) the design process will entail re-visiting the exist Development Permit with the City of Vancouver.</p>



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10.9	Estimated Costs to Undertake Repairs:
10.9.1	<p>A.1 <u>Tower</u>: Base Scope of Repair</p> <p>The estimated costs (in 2016 Canadian dollars) including city permits, consulting fees, and taxes to replace the exterior windows and exterior sliding doors are as follows: \$1,250,000.00 (Approximate)</p>
10.9.2	<p>A.2 <u>Tower</u>: Additional Scope of Repair (Optional)</p> <p>The estimated costs (in 2016 Canadian dollars) including city permits, consulting fees, and taxes to replace the cladding, the membrane on balconies/decks, and the roofing are as follows: \$1,700,000.00 (Approximate)</p>
10.9.3	<p>B.1 <u>Town Homes</u>: Base Scope of Repair</p> <p>The estimated costs (in 2016 Canadian dollars) including city permits, consulting fees, and taxes to replace the cladding, the exterior windows & exterior sliding doors, and the traffic coating on outdoor balconies/decks are as follows: \$1,205,000.00 (Approximate)</p> <p>Note: See Section 9.0 of this report and Appendix E for a detailed description of the Opinion of Probable Cost ("OPC").</p>

Report prepared by:

MGH CONSULTING INC.

Per: Brian Lee, P.Eng.

Date: January 3, 2017

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APPENDIX - A

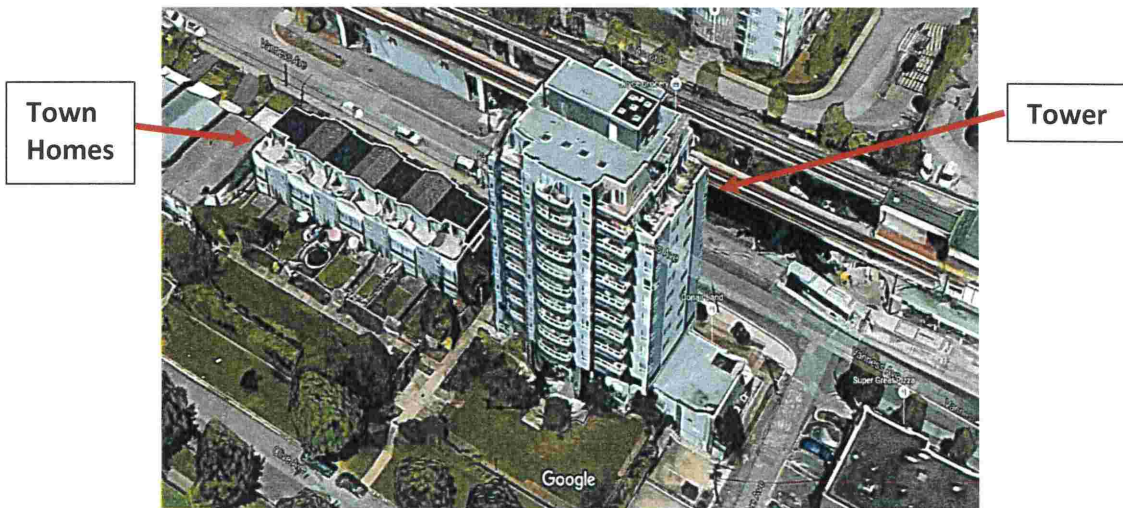
FIGURE 1:
SITE PLAN

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View looking South



View looking North

Acknowledgements:
Images were obtained from Google maps

Figure 1: Site Plan

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APPENDIX - B**MOISTURE CONTENT ("MC") SURVEY**



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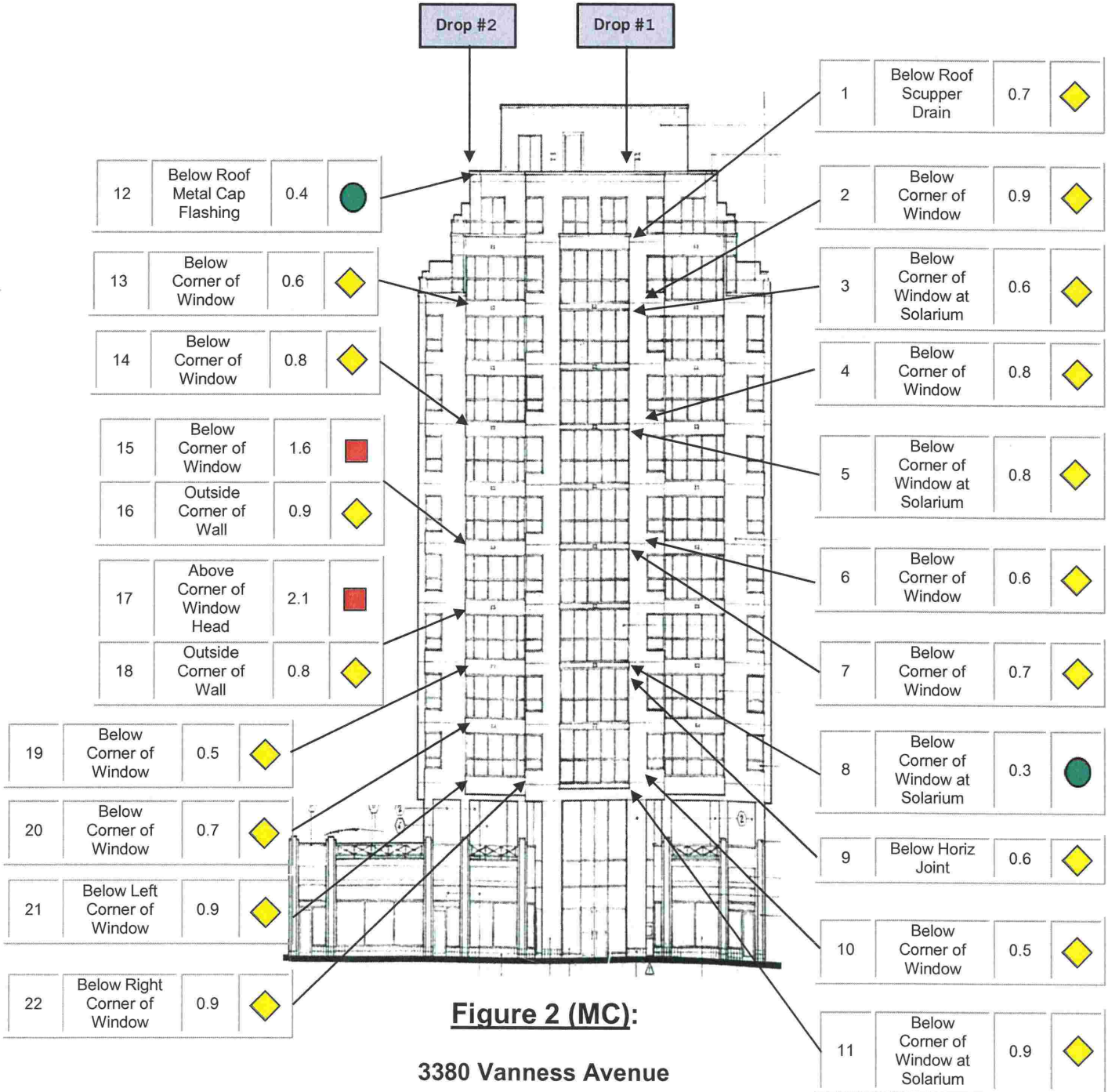
APPENDIX - B

**3380 VANNESS AVENUE
(TOWER)**

MOISTURE CONTENT ("MC") SURVEY

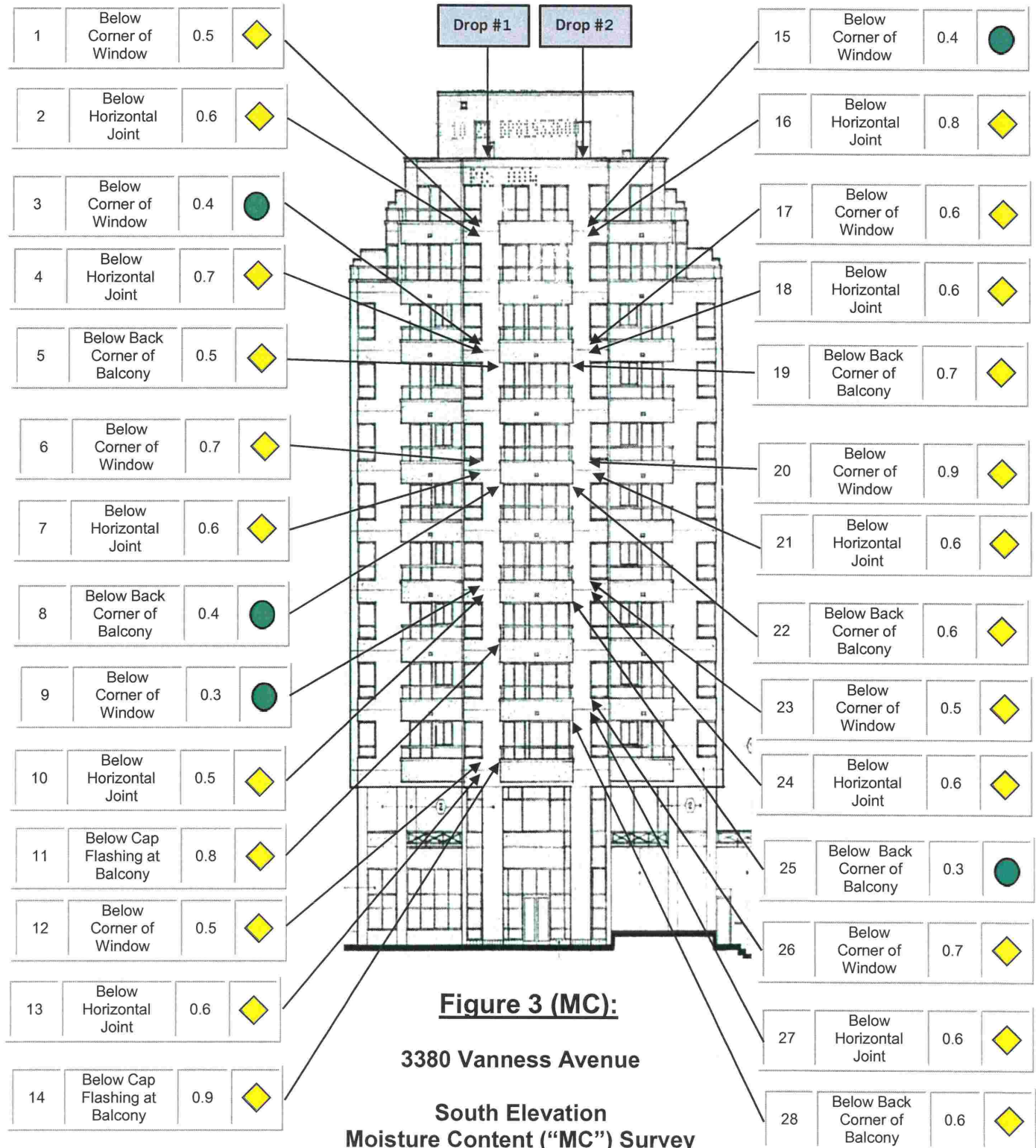
INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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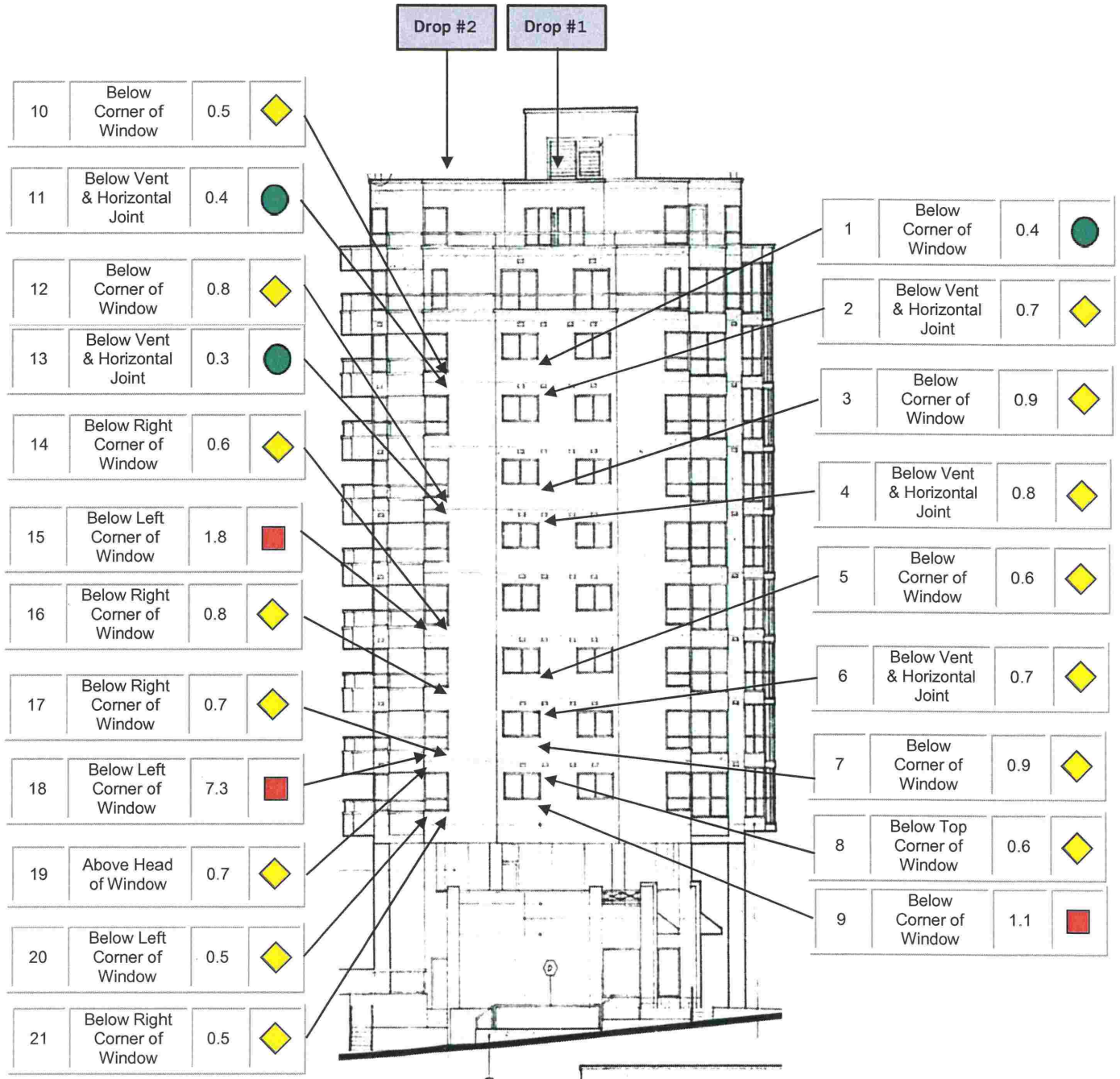


Figure 4 (MC):

3380 Vanness Avenue

**East Elevation
Moisture Content ("MC") Survey**

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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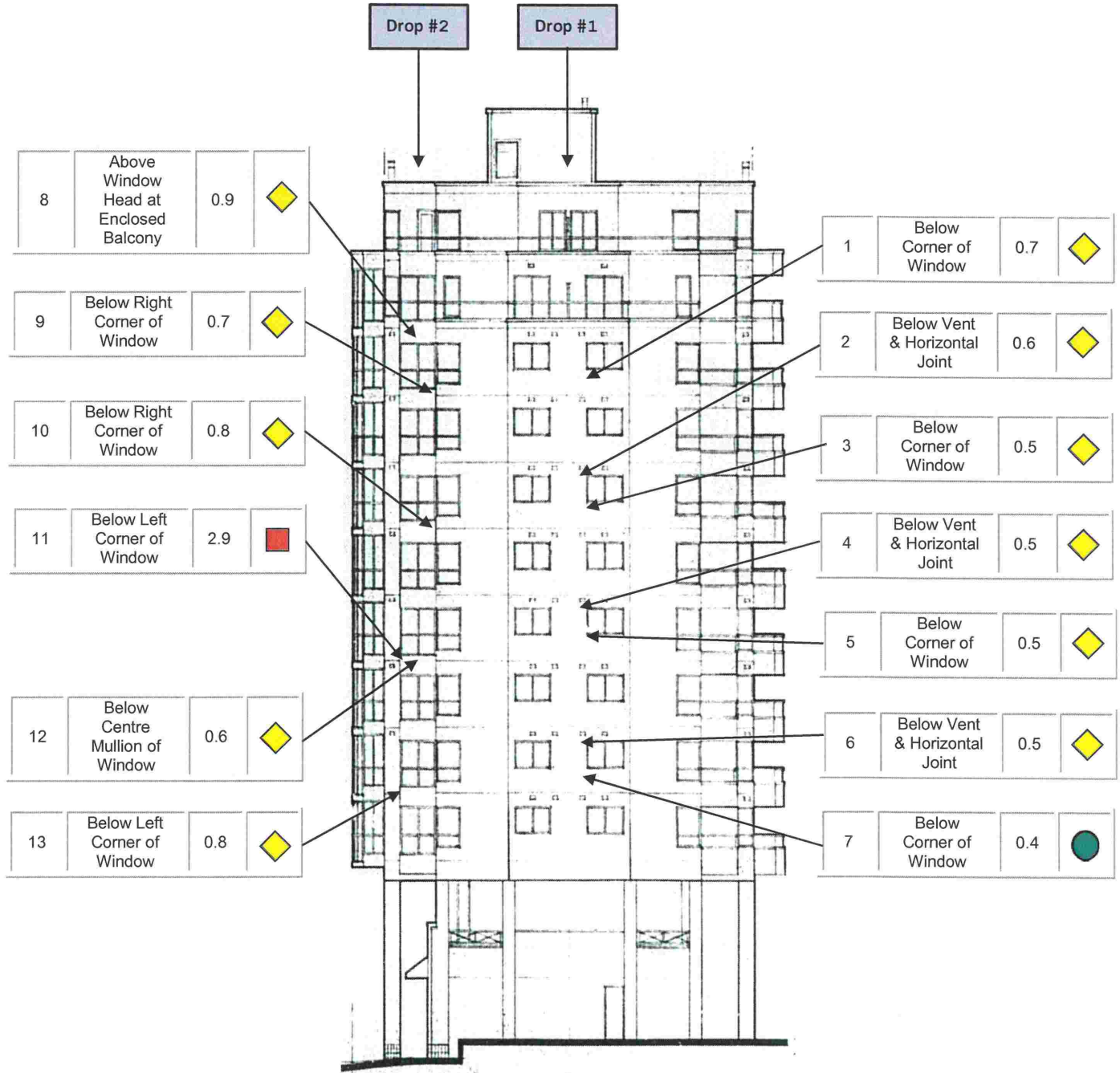


Figure 5 (MC):

3380 Vanness Avenue

**West Elevation
Moisture Content ("MC") Survey**

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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APPENDIX - B

**3362 TO 3376 VANNESS AVENUE
(TOWN HOMES)**

MOISTURE CONTENT ("MC") SURVEY

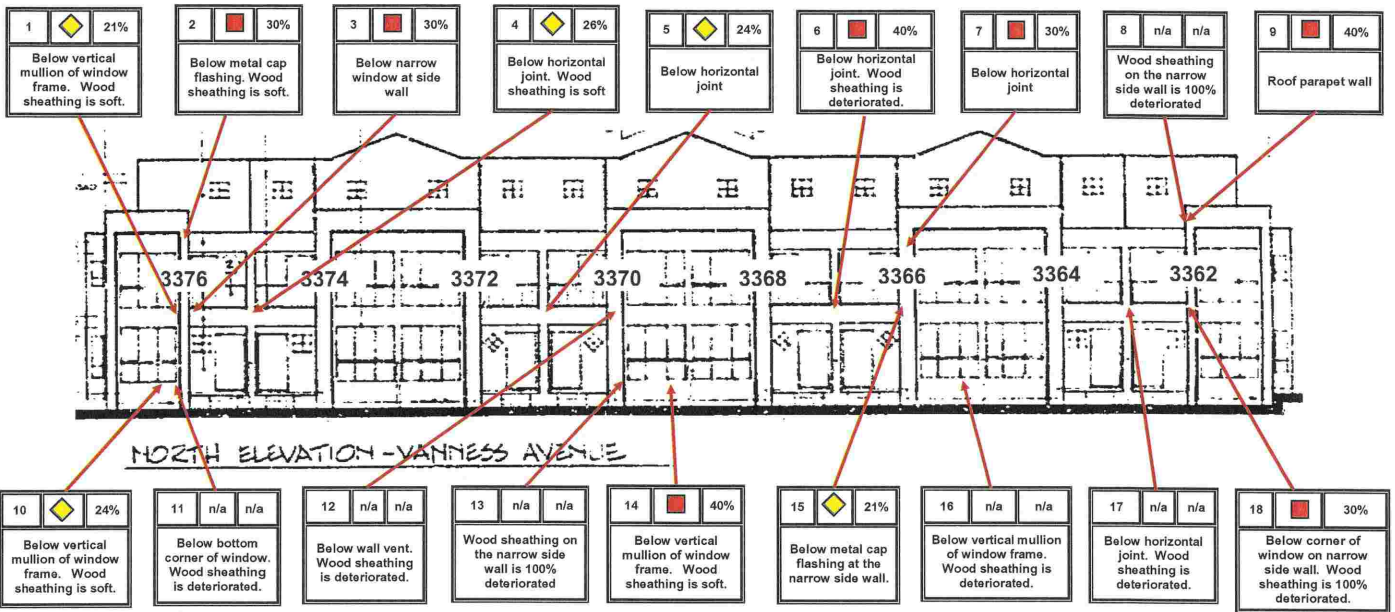


Figure 6 (MC):

Town Homes

North Elevation
Moisture Content ("MC") Survey

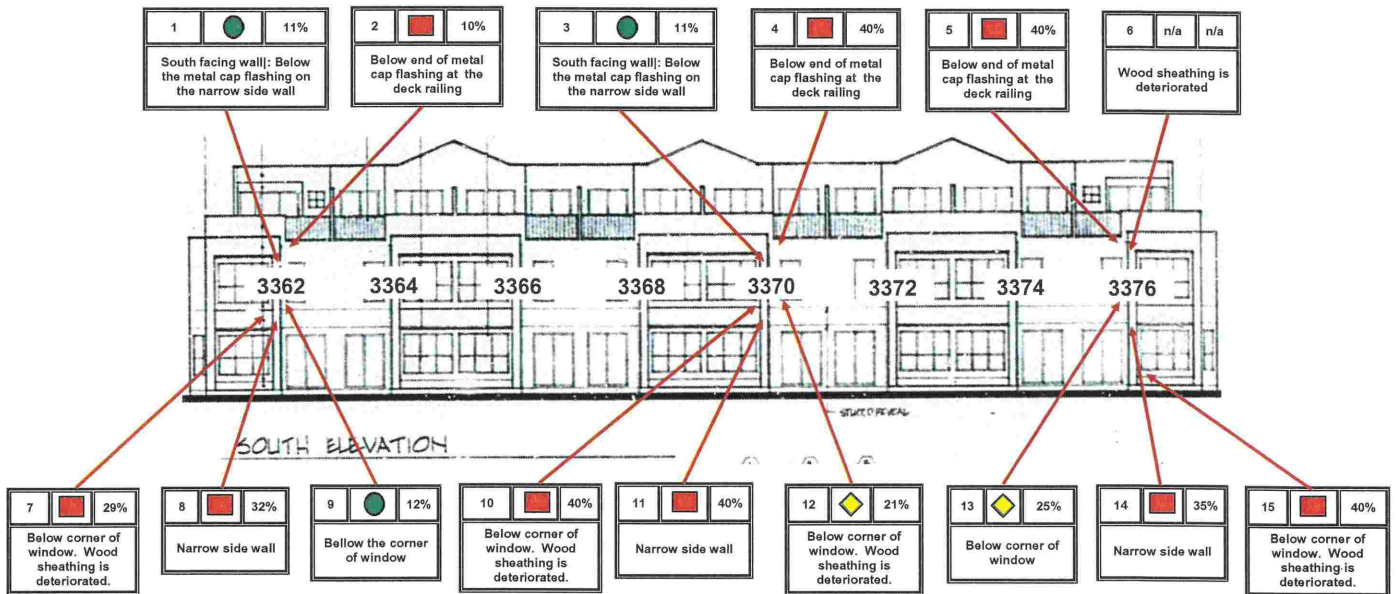
Legend: Sample MC Reading

Location MC#	MC Symbol	MC Reading
14	Red square	40%

Legend: Moisture Content ("MC") Survey

Colour:	MC Symbol:	MC Range:
Green	Green circle	0% to 19%
Yellow	Yellow diamond	20% to 28%
Red	Red square	29% and Higher

	Project Name:	Joyce Place 3362 to 3376 Vanness Avenue Vancouver, BC	Drawing Title:	Moisture Content Survey: Town Homes North Elevation	Project No:	2016.06.003
	Owner:	Strata Plan LMS 992	Date:	January 3, 2017	Drawing No:	MC-001



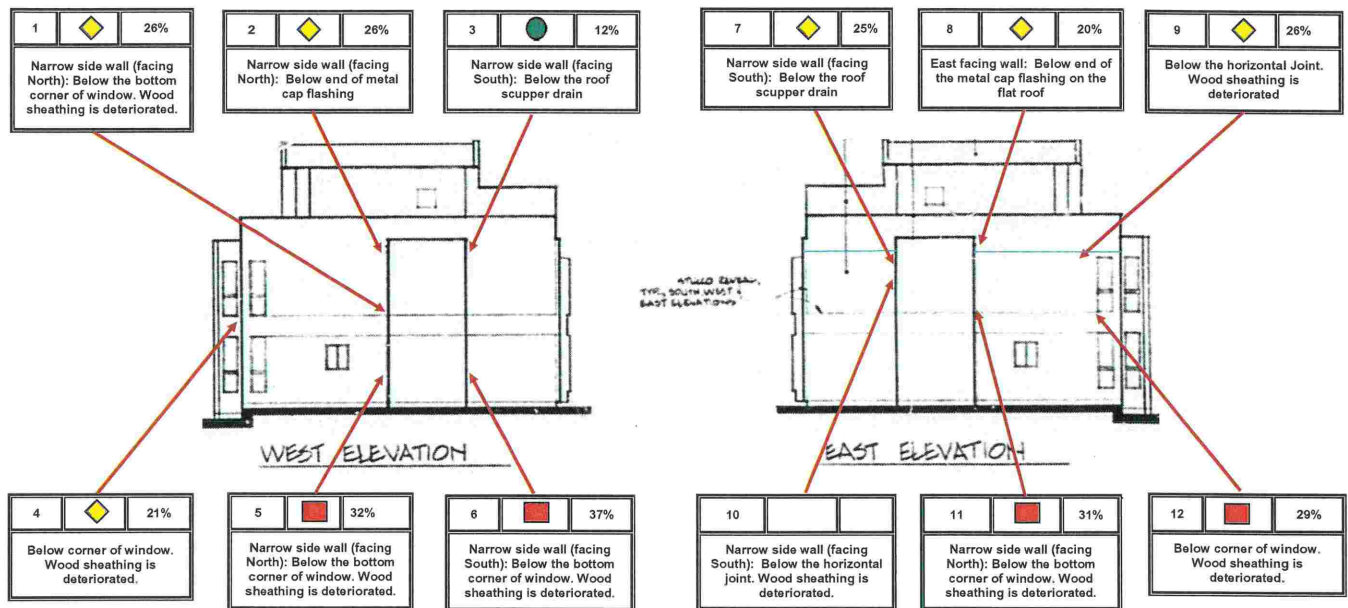
Legend: Sample MC Reading

Location MC#	MC Symbol	MC Reading
10	Red Square	40%

Legend: Moisture Content ("MC") Survey

Colour:	MC Symbol:	MC Range:
Green	Green Circle	0% to 19%
Yellow	Yellow Diamond	20% to 28%
Red	Red Square	29% and Higher

	Project Name:	Joyce Place 3362 to 3376 Vanness Avenue Vancouver, BC	Drawing Title:	Moisture Content Survey: Town Homes South Elevation	Project No:	2016.06.003
	Owner:	Strata Plan LMS 992	Date:	January 3, 2017	Drawing No:	MC-002



Legend: Sample MC Reading

Location MC#	MC Symbol	MC Reading
11	Red	31%

Figure 8 (MC):

Town Homes

West & East Elevations
Moisture Content ("MC") Survey

Legend: Moisture Content ("MC") Survey

Colour:	MC Symbol:	MC Range:
Green	Green Circle	0% to 19%
Yellow	Yellow Diamond	20% to 28%
Red	Red Square	29% and Higher

	Project Name:	Joyce Place 3362 to 3376 Van Ness Avenue Vancouver, BC	Drawing Title:	Moisture Content Survey: Town Homes West & East Elevations	Project No:	2016.06.003
	Owner:	Strata Plan LMS 992	Date:	January 3, 2017	Drawing No:	MC-003

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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APPENDIX - C**EXPLORATORY OPENINGS ("EO")**

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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APPENDIX - C

**3380 VANNESS AVENUE
(TOWER)**

EXPLORATORY OPENINGS ("EO")

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2016
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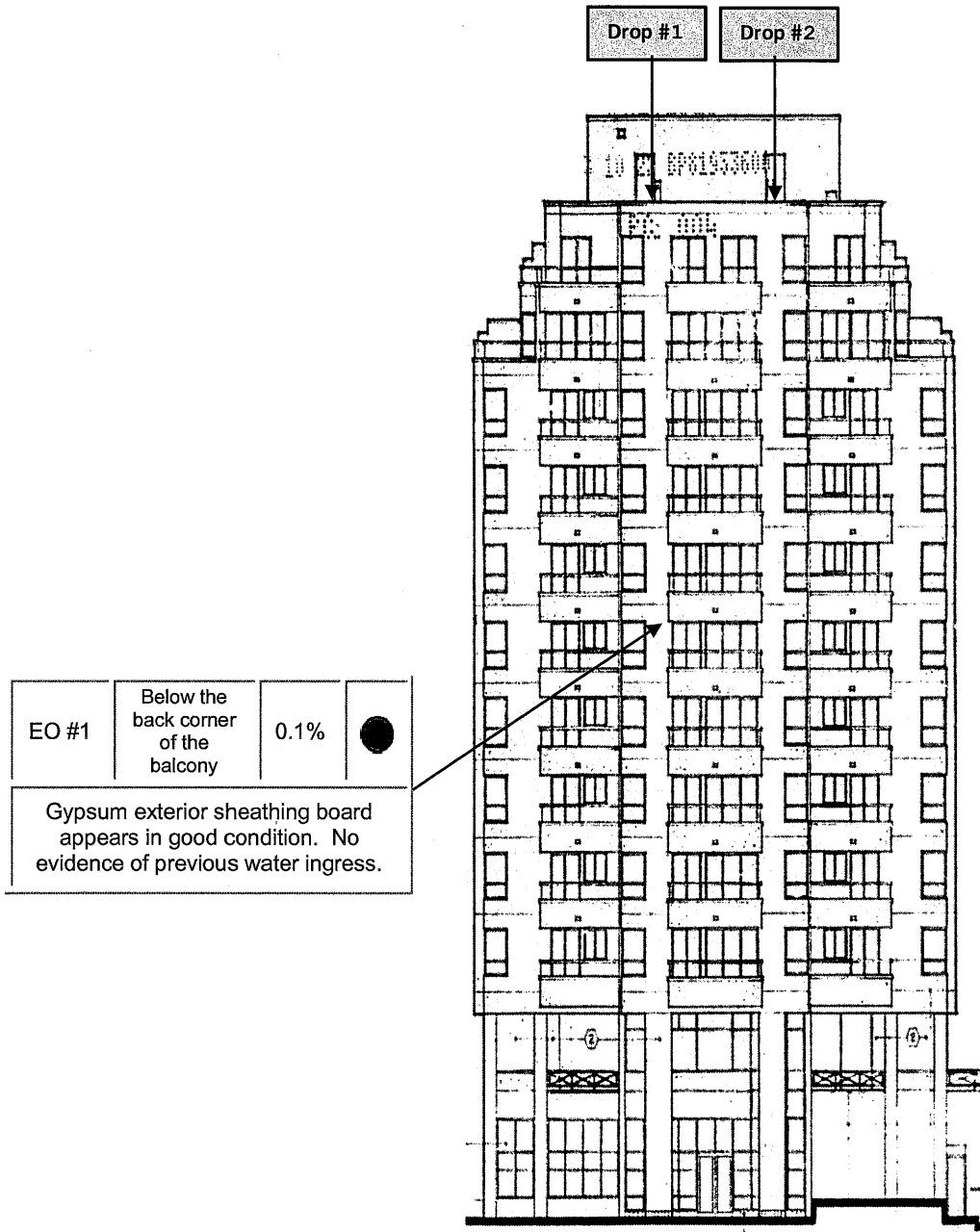


Figure 3 (EO):
3380 Vanness Avenue
South Elevation
Exploratory Openings

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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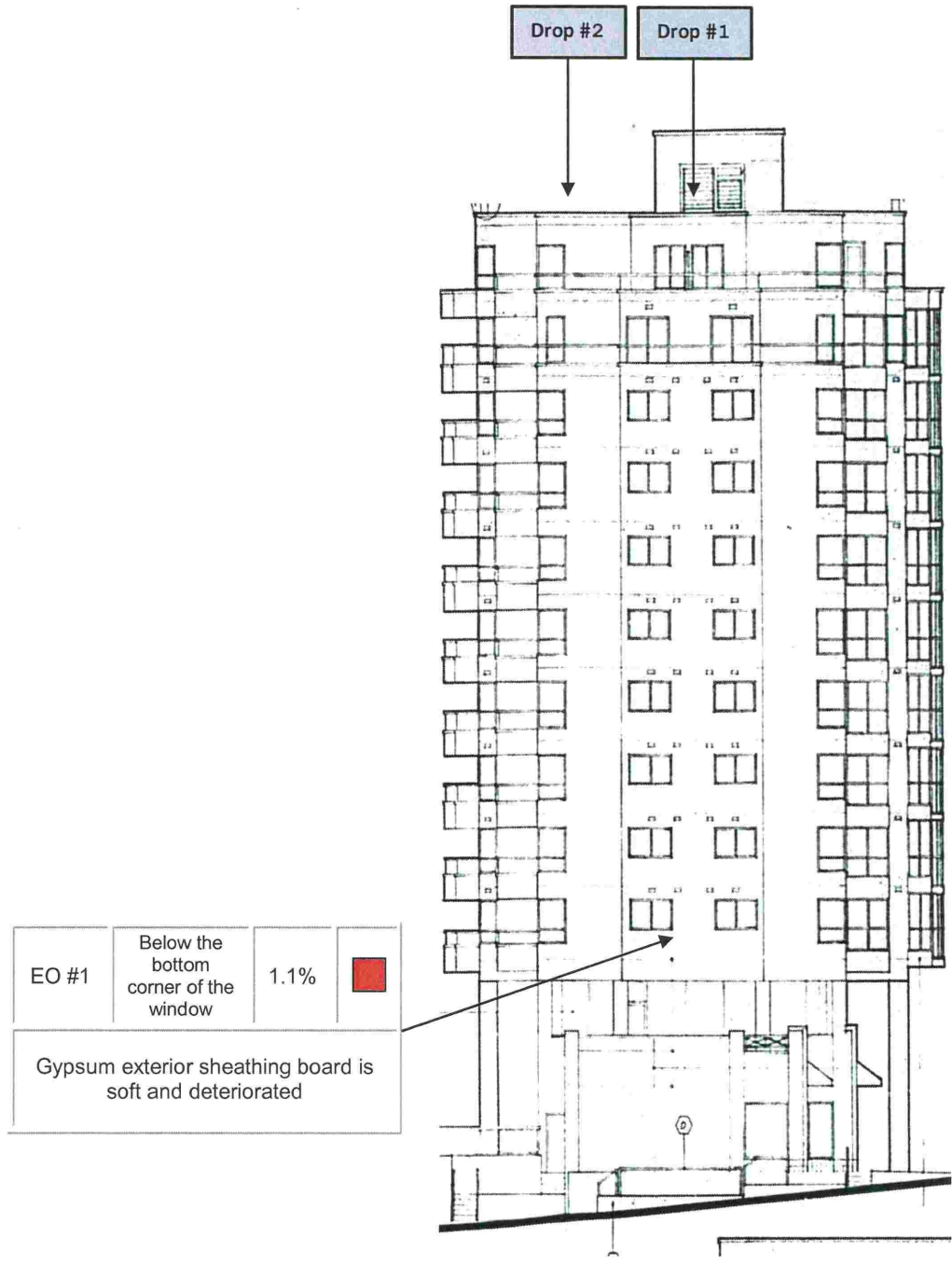


Figure 4 (EO):

3380 Vanness Avenue

**East Elevation
Exploratory Openings**

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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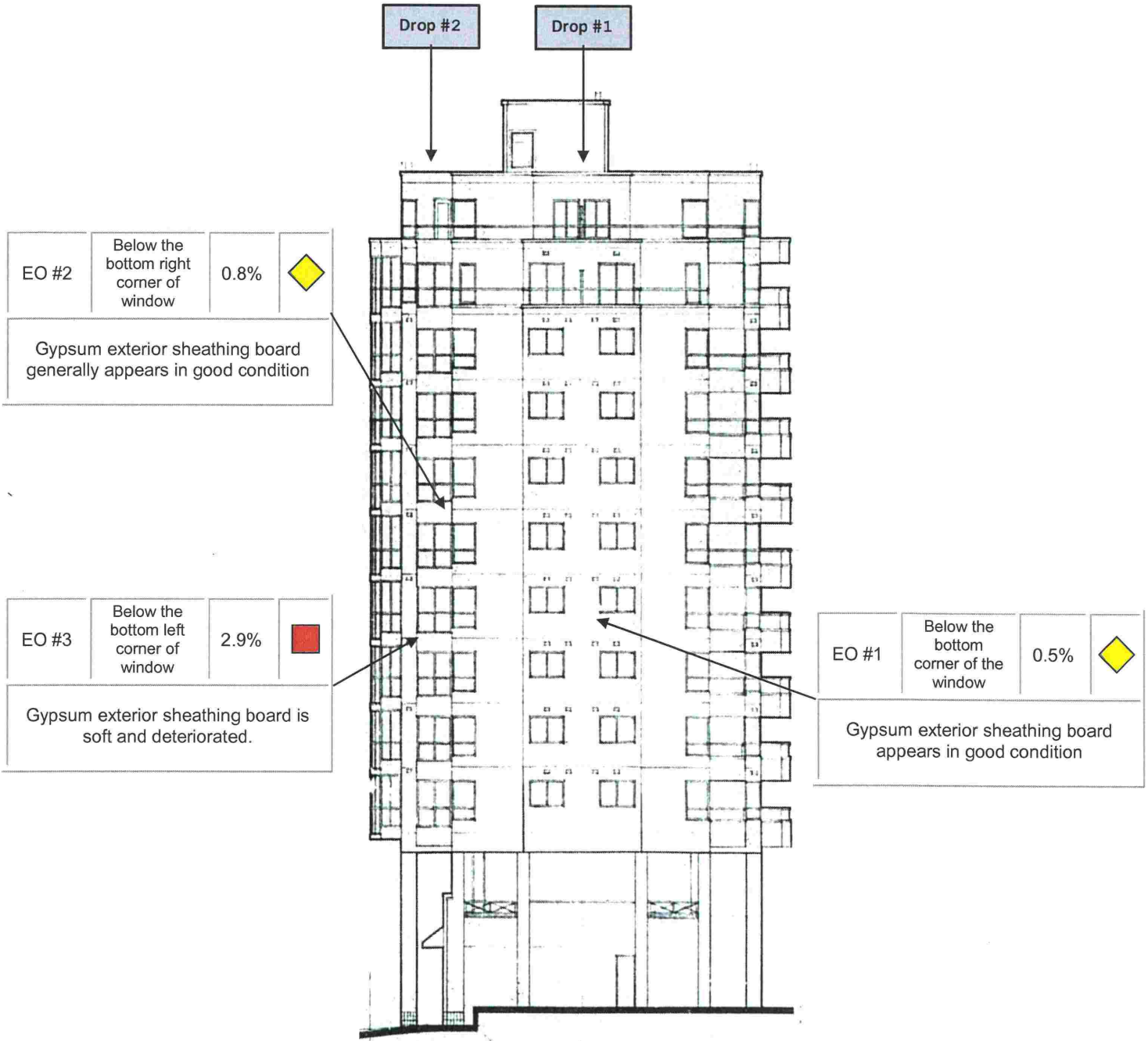


Figure 5 (EO):

3380 Vanness Avenue

**West Elevation
Exploratory Openings**

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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APPENDIX - C

**3362 to 3376 VANNESS AVENUE
(TOWN HOMES)**


EXPLORATORY OPENINGS ("EO")



Figure 6 (EO):
 Town Homes
 North Elevation
 Exploratory Openings

EO #1 Below a horizontal joint between adjacent balconies
 Wood sheathing board is deteriorated

EO #2 Below a horizontal joint on the East facing narrow wall
 Wood sheathing board is deteriorated

	Project Name:	Joyce Place 3362 to 3376 Vanness Avenue Vancouver, BC	Drawing Title:	Exploratory Openings: Town Homes North Elevation	Project No:	2016.06.003
	Owner:	Strata Plan LMS 992	Date:	January 3, 2017	Drawing No:	EO-001

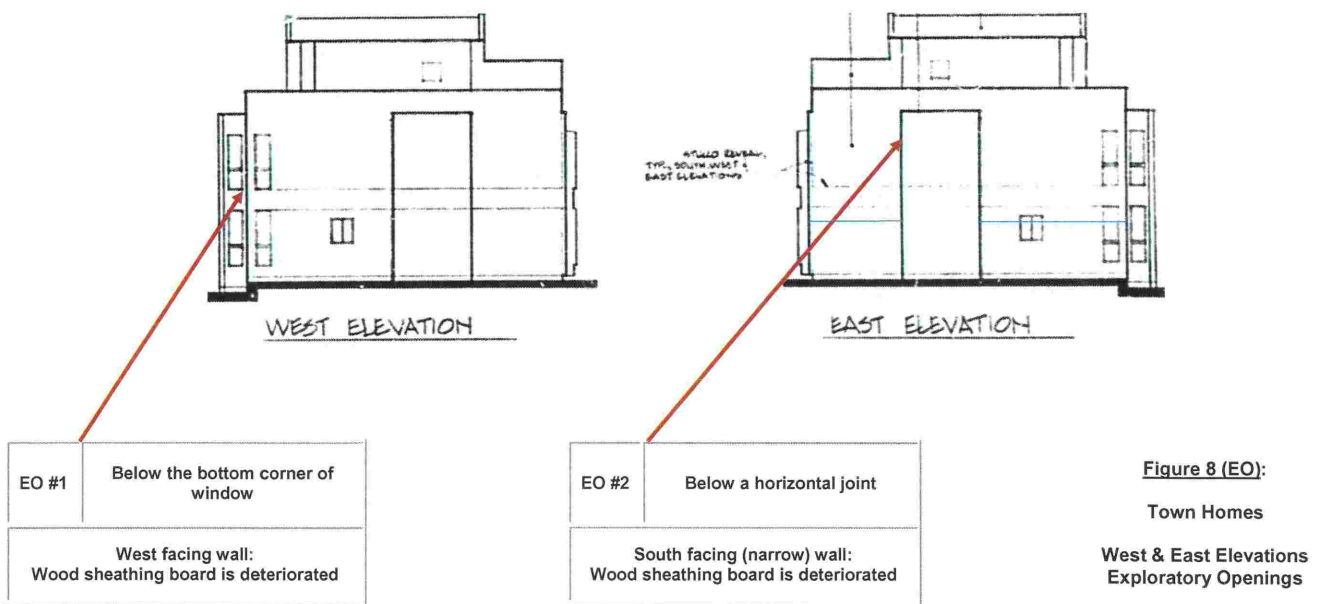


Figure 8 (EO):
Town Homes
West & East Elevations
Exploratory Openings

	Project Name:	Joyce Place 3362 to 3376 Van Ness Avenue Vancouver, BC	Drawing Title:	Exploratory Openings: Town Homes West & East Elevations	Project No:	2016.06.003
	Owner:	Strata Plan LMS 992	Date:	January 3, 2017	Drawing No:	EO-002

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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APPENDIX - D**DETAILED DESCRIPTION
OF
OBSERVATIONS AND FINDINGS**

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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APPENDIX - D**3380 VANNESS AVENUE
(TOWER)**** TABLE 1:****DETAILED DESCRIPTION of OBSERVATIONS & FINDINGS**

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 1: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS
A. 3380 Vanness Avenue (Tower)

ITEM	DESCRIPTION	DROP	LEVEL	PHOTO
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North Elevation

1.	Caulking at the exterior joints at windows generally appear in good condition.	1 & 2	All Levels	43 44
2.	The "123 Silicone Seal" strips at the horizontal exterior joints generally appear in good condition.	1 & 2	All Levels	41
3.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was generally in the range between MC=0.5% to MC=1.0% at the majority of locations where a moisture reading was taken. This range of moisture content is considered borderline (i.e., higher than normal expected operating conditions).	1 & 2		
4.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was greater than MC=1.0% (i.e., MC=1.6% at level 7). This range of moisture content exceeds the acceptable range. Heavy condensation was observed at a window on Level 7. The MC reading was measured below the bottom corner of that window.	2	7	
5.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was greater than MC=1.0% (i.e., MC=2.1% at level 5). This range of moisture content exceeds the acceptable range. Heavy condensation was observed at a window at Level 6. The MC reading was measured below the Level 6 window (at the top corner of the window at Level 5).	2	5	
6.	The wood stool at the window sill was severely decayed. Level 4.	2	4	62



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 1: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

A. 3380 Vanness Avenue (Tower) - Continued

ITEM	DESCRIPTION	DROP	LEVEL	PHOTO
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South Elevation

1.	Caulking at the exterior joints at windows generally appear in good condition.	1 & 2	All Levels	
2.	The "123 Silicone Seal" strips at the horizontal exterior joints generally appear in good condition.	1 & 2	All Levels	
3.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was generally in the range between MC=0.5% to MC=1.0% at the majority of locations where a moisture reading was taken. This range of moisture content is considered borderline (i.e., higher than normal expected operating conditions).	1 & 2		
4.	The ventilation hood at the building exterior (floor level 11) appears to have been previously removed (by other parties), and the wall opening has been fully sealed. The reason for removing the vent is not known at this time.	2	4	63



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 1: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

A. 3380 Vanness Avenue (Tower) - Continued

ITEM	DESCRIPTION	DROP	LEVEL	PHOTO
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East Elevation

1.	Caulking at the exterior joints at windows generally appear in good condition.	1 & 2	All Levels	
2.	The "123 Silicone Seal" strips at the horizontal exterior joints generally appear in good condition.	1 & 2	All Levels	
3.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was generally in the range between MC=0.5% to MC=1.0% at the majority of locations where a moisture reading was taken. This range of moisture content is considered borderline (i.e., higher than normal expected operating conditions).	1 & 2		
4.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was greater than MC=1.0% (i.e., MC=1.1% at level 3). This value of moisture content exceeds the acceptable range. The MC reading was measured below the bottom corner of the window in the bedroom at Unit #303. An EO was made at the bottom corner of the window in the bedroom at Unit #303. The gypsum sheathing board was soft "punky".	1	3	
5.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was greater than MC=1.0% (i.e., MC=1.8% at level 6). This value of moisture content exceeds the acceptable range. Extremely heavy condensation was observed at a window at Level 6. The MC reading was measured below the bottom corner of this window.	2	6	
6.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was greater than MC=1.0% (i.e., MC=7.0% at level 4). This range of moisture content far exceeds the acceptable range. The MC reading was measured below the left corner of the window at level 4.	2	4	



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 1: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

A. 3380 Vanness Avenue (Tower) - Continued

ITEM	DESCRIPTION	DROP	LEVEL	PHOTO
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West Elevation

1.	Caulking at the exterior joints at windows generally appear in good condition.	1 & 2	All Levels	
2.	The "123 Silicone Seal" strips at the horizontal exterior joints generally appear in good condition.	1 & 2	All Levels	
3.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was generally in the range between MC=0.5% to MC=1.0% at the majority of locations where a moisture reading was taken. This range of moisture content is considered borderline (i.e., higher than normal expected operating conditions).	1 & 2		
4.	The moisture content of the gypsum sheathing board (behind the stucco cladding) was greater than MC=1.0% (i.e., MC=2.9% at level 6). This value of moisture content exceeds the acceptable range. The MC reading was measured below the left bottom corner of the window. Heavy condensation visible at the window. An EO was made below the left bottom corner of the window. The gypsum sheathing board was damaged by moisture.	2	6	26
5.	Extreme condensation visible at the windows.	2	4	



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 1: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

A. 3380 Vanness Avenue (Tower) - Continued

ITEM	DESCRIPTION	DROP	LEVEL	PHOTO
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Roof Levels (Tower)

1.	There are three separate areas of flat roofing (i.e., mechanical penthouse, top of the tower, and Level 2). The roofing membrane at all three locations generally appears in good condition.		Roof	13 to 16 45
2.	Metal debris on the flat roof of the mechanical penthouse should be removed.		Roof	45
3.	The roofing membrane does not extend up the vertical face of items that project above the roof surface (e.g., vent stacks, plumbing stacks, etc.)		Roof	46
4.	The open end of plumbing stacks does not have mesh screen. MGH recommends installing a mesh screen across the open end of the stack to prevent access to insects and rodents.		Roof	46

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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APPENDIX - D

**3362 to 3376 VANNESS AVENUE
(TOWN HOMES)**

 **TABLE 2:**

DETAILED DESCRIPTION of OBSERVATIONS & FINDINGS



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 2: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

B. 3362 to 3376 Vanness Avenue (Town Homes)

ITEM	DESCRIPTION	PHOTO
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3362 Vanness Avenue

1.	Severe decay of the wood structural framing below the ground floor windows at the North exterior wall (i.e., columns at corners of wall, wall studs, exterior plywood sheathing, and wood plate along the window sill).	27, 28
2.	Severe decay of the plywood sheathing on the main (ground) floor. Decay of the floor joists on the main (ground) floor.	27
3.	Water ingress into the crawlspace. Point of water entry appears to be the base of the North exterior wall below the ground floor windows.	
4.	The sliding door on the upper floor that leads to the South outdoor deck is difficult to open/close. The sliding door is not properly seated on the track along the base of the door, and the door could not be lifted, moved, or adjusted to improve the sliding mechanism of the door.	
5.	<p>A small circular area of stucco cladding was removed at 2 separate locations to make an exploratory opening ("EO") to reveal the underlying materials of the wall assembly.</p> <p>a. North exterior wall, narrow wall facing East, upper floor level. The underlying plywood sheathing board was decayed and the wood disintegrated (crumbled) easily when the wood was probed by hand using a sharp metal instrument.</p> <p>b. The West exterior wall, narrow wall facing West, below the bottom corner of an upper floor window. The moisture content of the plywood sheathing board was high (MC=21%). The wood disintegrated (crumbled) easily when probed by hand using a sharp metal instrument.</p>	<p>50</p> <p>51</p>



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 2: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

B. 3362 to 3376 Vanness Avenue (Town Homes)

ITEM	DESCRIPTION	PHOTO
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3364 Vanness Avenue

1.	Severe decay of the wood structural framing below the ground floor windows at the North exterior wall (i.e., wall studs, exterior plywood sheathing, and wood plate along window sill).	31
2.	Large-sized water droplets forming on the window metal frame along the head of the window. The source of moisture creating the water droplets appears to be condensation on the cold surfaces of the window glass and window frame.	
3.	Condensation on the window metal frame.	



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 2: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

B. 3362 to 3376 Vanness Avenue (Town Homes)

ITEM	DESCRIPTION	PHOTO
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3366 Vanness Avenue

1.	Severe decay of the wood structural framing below the ground floor windows at the North exterior wall (i.e., wall studs, exterior plywood sheathing, and wood plate along window sill).	
2.	Fungal growth on the interior drywall and wood surfaces surrounding the windows at the North exterior wall.	



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 2: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

B. 3362 to 3376 Vanness Avenue (Town Homes)

ITEM	DESCRIPTION	PHOTO
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3372 Vanness Avenue

1.	Severe decay of the wood structural framing below the ground floor windows at the North exterior wall (i.e., wall studs, exterior plywood sheathing, and wood plate along window sill).	48
2.	The exterior plywood sheathing easily disintegrated (crumbled) when probed by hand using a sharp instrument.	48
3.	Large-sized water droplets forming on the window metal frame. The source of moisture creating the water droplets appears to be condensation on the cold surfaces of the window glass and window frame.	49
4.	Fungal growth on the wood surfaces surrounding the windows at the North exterior wall.	49

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 2: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS
B. 3362 to 3376 Vanness Avenue (Town Homes)

ITEM	DESCRIPTION	PHOTO
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3376 Vanness Avenue

1.	Severe decay of the wood structural framing below the ground floor windows at the North exterior wall (i.e., wall studs, exterior plywood sheathing, and wood plate along window sill).	29
2.	The exterior plywood sheathing easily disintegrated (crumbled) when probed by hand using a sharp instrument.	30
3.	A horizontal gap/void is visible between the bottom of the exterior plywood sheathing and the horizontal wood plate along the base of the North exterior wall. It appears the original plywood sheathing was not installed properly. The plywood should overlap and be nailed to the horizontal bottom plate to provide structural resistance to lateral loading (e.g., seismic loading), and to resist air infiltration through the exterior wall.	30
4.	Severe fungal growth on the majority of the surfaces on the interior drywall and wood surfaces surrounding the interior side of the windows at the North exterior wall.	29
5.	Water stains at various locations on the interior drywall (i.e., ceiling and walls) from previous water ingress. The leaks were not active at the time of MGH's site visit.	64 65



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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TABLE 2: DETAILED DESCRIPTION of OBSERVATIONS and FINDINGS

B. 3362 to 3376 Vanness Avenue (Town Homes)

ITEM	DESCRIPTION	PHOTO
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Miscellaneous Topics

1.	<p>Drainage at the town home balconies (facing North) is comprised of a pipe drain that penetrates the balcony guard wall. The pipe drain is typically located at the bottom corner of the guard wall.</p> <p>MGH observed that the balcony floor is generally not properly sloped to drain away water on the balcony. MGH observed a large area of standing water surrounding the mouth of the pipe drain. This indicates that the pipe drain is not located at the low point of the balcony floor.</p> <p>MGH observed that the standing water had become frozen due to recent cold temperatures.</p>	54
2.	<p>MGH observed water stains on the interior drywall at the ceiling of selected town homes.</p> <p>One circular stain surrounds an electrical junction box.</p> <p>One stain appears as a straight line between a sprinkler head and the North exterior wall.</p> <p>The Owner / Occupant at the affected town homes were not able to verify to MGH when the water stains originated, or whether the leaks were still active.</p> <p>The water stains on the ceiling were not wet at the time of MGH's site visit.</p> <p>Further investigation would be required to verify whether the source of moisture that caused the stain at the underside of the ceiling is still active, or whether the leak is no longer active because the previous source of moisture has since been remedied by other parties.</p> <p>The town homes where MGH observed water stains on the ceiling include #3366 and #3376.</p>	60 61



INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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APPENDIX - E

OPINION OF PROBABLE COST ("OPC")



23195 96th Avenue
PO Box 1648
Fort Langley, BC, V1M 0E8
Tel: 604 881-7011 Fax: 604 881-7012
Email: info@coastpro.ca

Opinion of Probable Cost (OPC)

Project:	Joyce Place – LMS 992 (Building Envelope)	Date:	December 2016
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Background:

MGH Consulting Inc. (MGH) is providing the owners with a building envelope conditional assessment (BECA). MGH has retained Coastpro Contracting Ltd. (CCL), to provide an Opinion of Probable Cost (OPC) to complete the following scope of work:

1. Low rise
 - a. Replace the existing building envelope with a new rain screen design wall assembly.
 - b. Replace the existing patio decks with new sheathing and membrane
 - c. Replace the existing guardrails

2. High rise
 - a. Replace the existing windows with new
 - b. Complete exterior and interior finishes to accommodate new windows

The level and detail of an OPC can vary. A detailed OPC would include an invitation to several trades to review drawings and specifications, and then provide a budget to complete their work. Coastpro has been given directions not to engage in a detailed OPC as noted above, but rather, submit a ball park figure based on current industry pricing. Therefore, this OPC will involve a general calculation of volumes and attaching prices.

Opinion of Probable Cost (OPC):

CCL has not received a formulated scope of work (specifications) for this OPC. However, the general scope of work is outlined above and below. The reader should be aware that an opinion of probable cost in this case is based on CCL's experience with previous work of a similar nature. It should also be noted that the OPC is not a quotation, but rather, what is a reasonable cost to complete a described amount of work. The reader should also be aware that there are factors that may vary and have an effect on the eventual price of bid submissions for the Work that cannot be determined at the time of the OPC. They may be:

- .1 Economic factors and timing of the work. This OPC is based on current Industry prices in 2016, and the assumption that the Work will be proceeding within a short time period thereafter in 2016. The OPC has not included any provisions for changes in the economy, and therefore, the cost of the Work may rise or fall in time due to unpredictable economic factors. However, the cost of building envelope remediation projects tend to increase over time. Thus, it is reasonable to assume that the costs set out in this OPC are conservative for a 2016 building envelope remediation project.
- .2) Changes in details of the work. The specific type of product and detail of the installation have not been specified. While the writer has relied on products and standard installation procedures in the building envelope industry today, it is possible that product type and details may vary, resulting in variance in the estimated cost of individual line items in this OPC. However, it is the opinion of CCL that the overall cost in this OPC is reflective of the current market place for a project of this size, scope and type, and is less likely to change significantly overall within the time period contemplated for this project.
- .3) Working Hours, work restrictions, and time of year. This OPC has not factored any work restrictions imposed on the contractor. Such restrictions may occur as a result of work taking place around resident occupied buildings. In addition, it is assumed that the contractor will incur additional costs to complete the work during challenging weather months

- .4) Phasing of the work into smaller sections. This OPC assumes that the work will be completed in one or two phases. Dividing the Work into small sections will increase the cost to the owners. Costs will occur when the contractor has to mobilize and demobilize more than once. Sub-trade costs will also generally be more expensive when the job is broken into phases. The final challenge with a multi-phase project would be to terminate the first phase of repairs in such a way that the subsequent repairs can be integrated with the preceding repair work.

General Scope of work:

Low rise

Remove existing stucco wall assembly	Replace with new rain screen wall assembly
Remove existing windows and sliding doors	Replace with new windows
Prep patio decks	New pedestrian membrane
Remove existing patio railings	Replace with new railings

High rise

Remove existing windows	Replace with new windows
Remove targeted stucco	Replace targeted stucco
Remove targeted interior finishes	Replace targeted interior finishes

Prices exclude professional services provided by a building envelope consultant

Building	Base	Contingency	Sub-total	GST	Total
Low rise	675,000.00 to 725,000.00	217,500.00 (30% of base)	942,500.00	47,125.00	989,625.00 (calc. on 725,000 base)
Hi rise	740,000.00 to 785,000.00	196,250.00 (25% of base)	981,250.00	49,062.50	1,030,312.50 (calc. on 785,000 base)
Totals:	1,510,000.00	413,750.00	1,923,750.00	96,187.50	2,019,937.50
Add Items	Please Note - (cooperation with neighboring properties required for scaffolding)				
High rise walls & patio decks	1,038,750.00	259,687.50 (25% of base)	1,298,437.50	64,921.87	1,363,359.37
High rise roofing	115,000.00	23,000.00 (20% of base)	138,000.00	6,900.00	144,900.00

Base & Contingency Explained:

Base work is described as work that is "known". For example the number of windows is a known amount. Therefore, the contractor can direct its budget to items and work detail that can be calculated. Contingency work is an unknown amount. The amount of damage in the wall assembly that needs to be repaired is unknown (i.e., rusted steel studs). This is a speculated number. For the purposes of this OPC, the contingency has been established at 20%, 25% and 30% of the base work. Work that is less than the contingency amount established will reduce the overall cost of the remediation.

Summary:

There will always be variables that may change the eventual price to the owners. Some simple factors may be to exclude some portions of the work, or whether some items are re-installed rather than replaced (i.e., railings, etc.). Regardless, it is reasonable to assume that the price for replacing the exiting building envelope with a new wall assembly will be within +/- 7 to 10% of the Opinion of Probable Cost.



INVESTIGATION REPORT (Cont'd)

<p>PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation</p>	<p>REPORT NO: RE-01</p>	<p>PROJECT NO: 2016.06.003</p>	<p>DATE: January 3, 2017</p>
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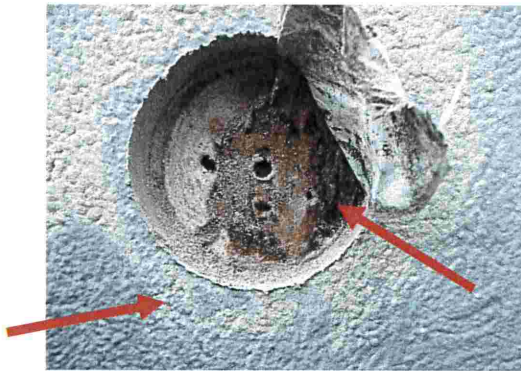
APPENDIX - F

PHOTOGRAPHS

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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ITEM	PHOTOGRAPHS
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Photograph 26: Tower
View of an exploratory opening ("EO") on the West elevation, Level 6. The left arrow points to the stucco cladding. The right arrow points to a darkened moisture stain on the paper face of the gypsum sheathing board.



Photograph 27: Town Homes (#3362)
The left arrow points to a hole after removal of some of the decayed plywood floor board. The right arrow points to a decayed floor joist.



Photograph 28: Town Homes (#3362)
The arrow points to a decayed column. The extent of decay continues higher than the arrow.



Photograph 29: Town Homes (#3376)
The left arrow points to fungal growth and severe decay of the wood stool plate. The right arrow points to the location of the EO in the interior drywall. See **Photograph 30**.

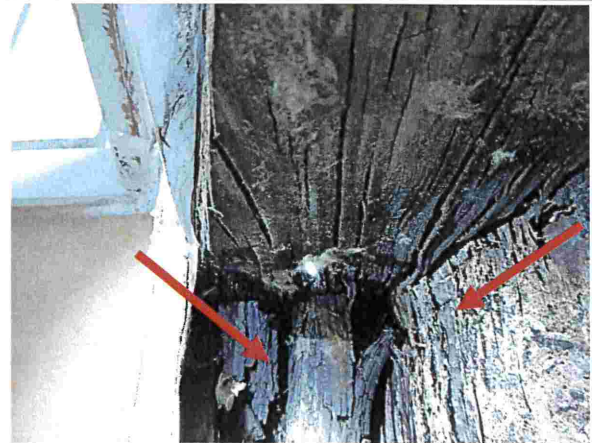
INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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ITEM	PHOTOGRAPHS
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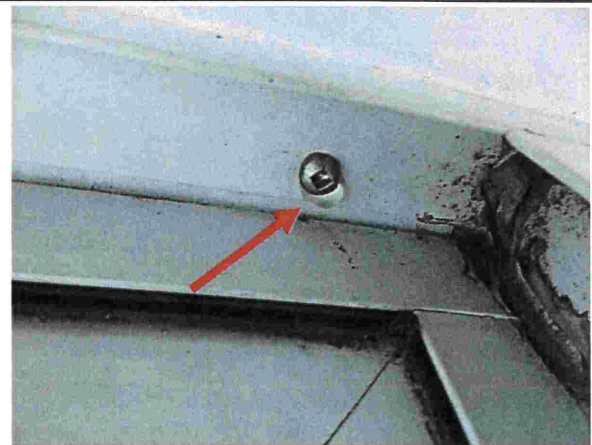
Photograph 30: Town Homes (#3376)
The top arrow points to the decayed wall stud. The middle arrow points to decayed plywood sheathing. The bottom arrow points to a decayed wall plate. See **Photograph 29**.



Photograph 31: Town Homes (#3364)
The left arrow points to severe decay at a corner column. The right arrow points to severe decay at the plywood sheathing board.



Photograph 32: Tower (#303)
The arrow points to an example of a weep-hole drilled (by other parties) into the window frame to drain water that accumulates in the upper horizontal trough of the frame. Similar weep-holes were added to other window at other units in the tower.



Photograph 33: Tower (#502)
The arrow points to a large water droplet during an active leak at the head of the window frame. Many of the screws are severely corroded at this window and other windows in Unit #502. See **Photograph 34**.

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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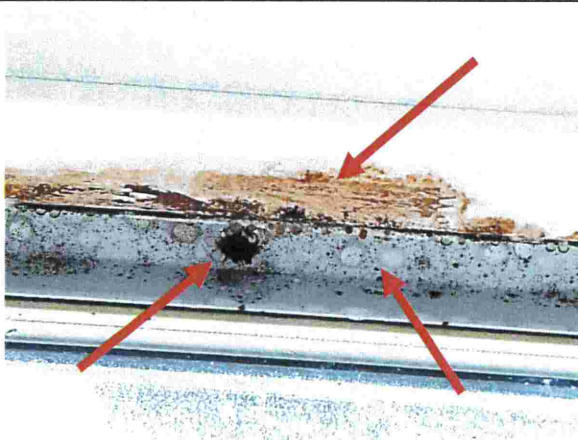
Photograph 34: Tower (#502)

The arrow points to a corroded screw that anchors the window frame to the building. Water actively leaks through these screw holes. See **Photograph 33**.



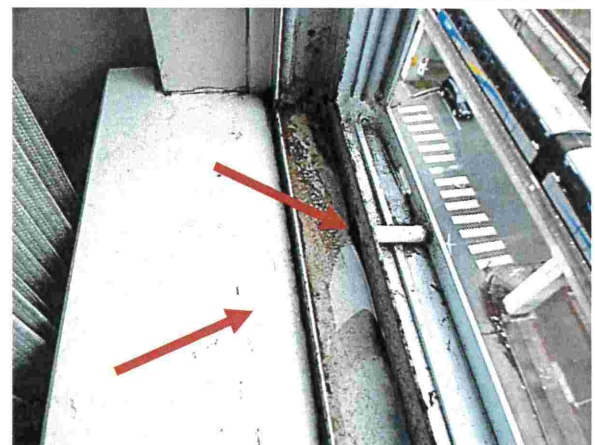
Photograph 35: Tower (#901)

The arrows point to severe condensation on the window glass and window frames. The water runs down the window and accumulates in the troughs of the window frame on the wood stool plate along the window sill.



Photograph 36: Tower (#901)

The left arrow points to a corroded fastener. The middle arrow points to saturated/decayed wood surrounding the window. The right arrow points to multiple large water droplets hanging along the head of the window frame.



Photograph 37: Tower (#901)

The left arrow points to water overflowing the top edge of the trough and spilling onto the wood stool plate. The right arrow points to a clogged weep-hole which prevents drainage of water accumulating in the trough.

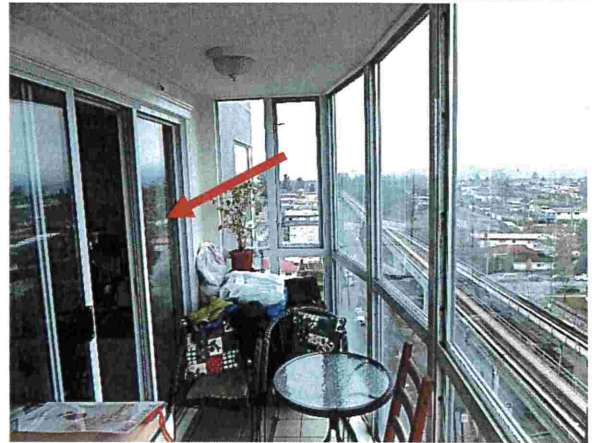
INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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ITEM	PHOTOGRAPHS
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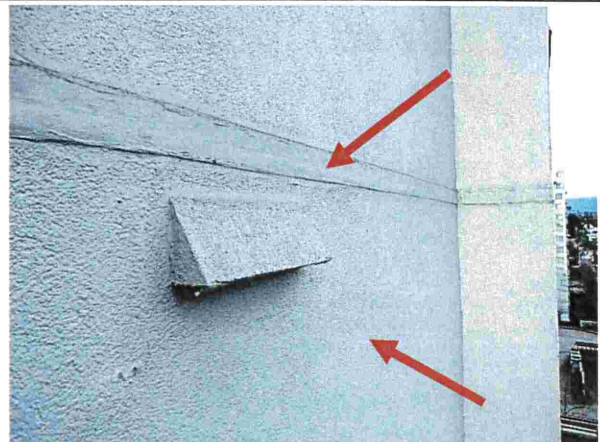
Photograph 38: Tower (#901)
View of the wall mounted humidistat control typically located in the living room.



Photograph 39: Tower (#901)
View of a typical solarium at the North side of the tower. The arrow points to the sliding door that separates the solarium from the living room.



Photograph 40: Tower (#1006)
View at the ceiling above the windows in the enclosed balcony. The left arrow points to water stains from previous condensation along the head of the window frame. The right arrow points to corrosion on the metal components behind the interior drywall assembly.

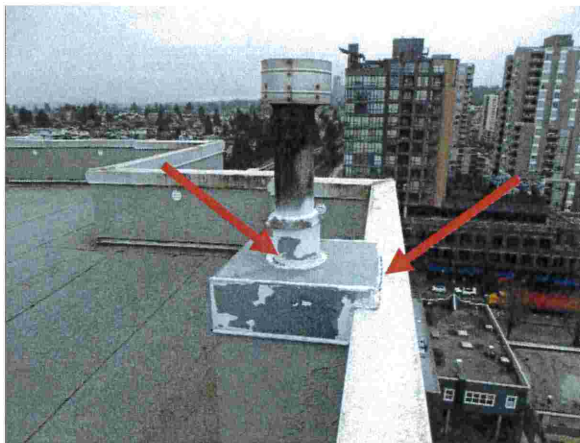


Photograph 41: Tower
The lower arrow points to an example of the Dow Corning "AllGuard" silicone elastomeric coating on the stucco cladding. The upper arrow points to an example of the Dow Corning "123 Silicone Seal" strip applied over-top a previously caulked joint.

INVESTIGATION REPORT (Cont'd)

<p>PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation</p>	<p>REPORT NO: RE-01</p>	<p>PROJECT NO: 2016.06.003</p>	<p>DATE: January 3, 2017</p>
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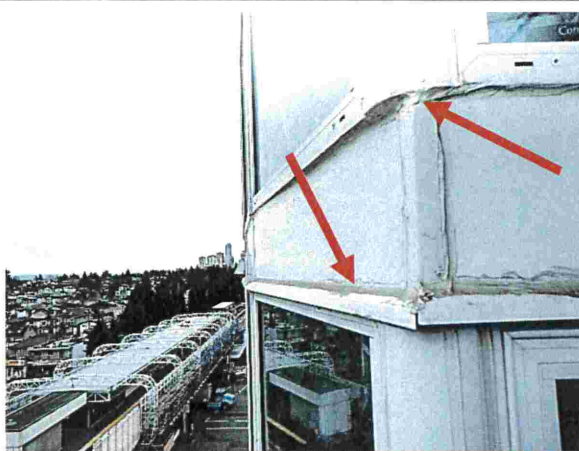
ITEM	PHOTOGRAPHS
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Photograph 42: Tower (Roof)
The arrow point to caulking at joints. The caulking appears weathered.



Photograph 43: Tower
.The arrow points to caulking at exterior joints of a typical window. The caulking appears weathered.



Photograph 44: Tower
The arrow points to caulking at exterior joints of a typical metal panel. The caulking appears weathered.



Photograph 45: Mechanical Penthouse
The arrow points to metal debris on the rooftop.

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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ITEM	PHOTOGRAPHS
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Photograph 46: Tower

The arrow points to a typical plumbing stack at the upper flat roof. The end of the pipe is open to the air. Install a mesh screen across the open end to prevent access to insects and rodents.



Photograph 47: Tower

The left arrow points to 1 of 2 roof drains on the lower flat roof (floor level 2). The right arrow points to the outline of one the two large areas of standing water surrounding the roof drains.



Photograph 48: Town Homes (#3372)

The arrow points to severe decay of the plywood sheathing board at the North exterior wall. The source of moisture is likely water from condensation on the window frame above the wall. See **Photograph 49**.



Photograph 49: Town Homes (#3372)

The arrow points to large water droplets originating from condensation on the window frame. This water is likely the source of moisture causing the damage shown in **Photograph 48**.

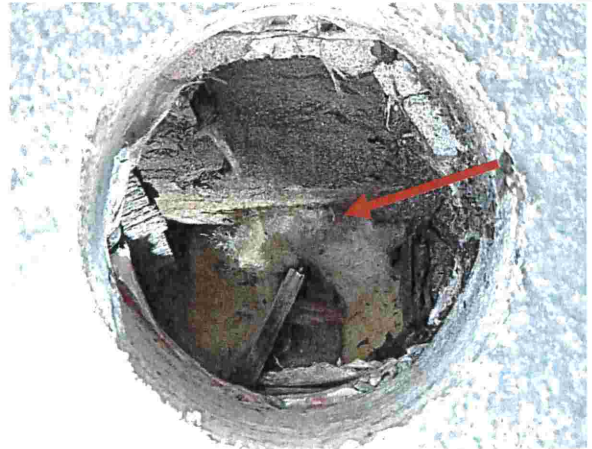
INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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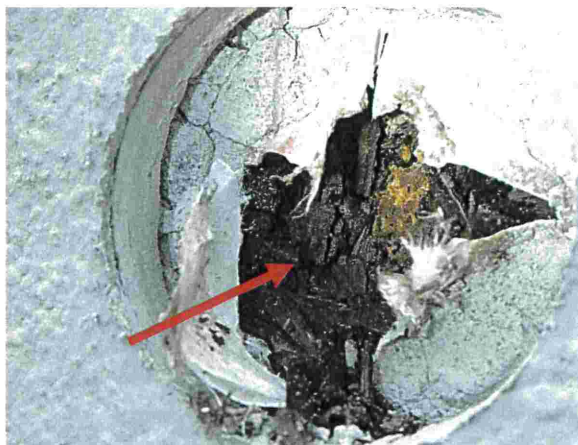
ITEM	PHOTOGRAPHS
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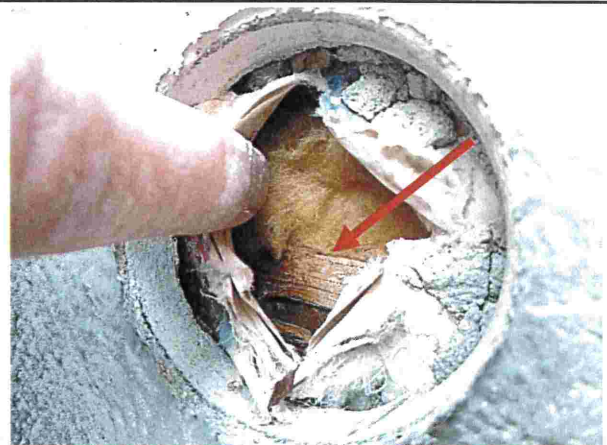
Photograph 50: Town Homes (#3362)
EO made at the North elevation, on a narrow East facing wall at floor level 2, below a horizontal joint. The arrow points to decayed plywood sheathing board.



Photograph 51: Town Homes (#3362)
EO made at the narrow West facing wall at floor level 2, below the bottom corner of a window. The arrow points to decayed plywood sheathing board.



Photograph 52: Town Homes (#3366 / #3368)
EO made at the narrow face of a wall that divides 2 adjacent balconies at floor level 2. The arrow points to decayed plywood sheathing board.



Photograph 53: Town Homes (#3376)
EO made at the narrow wall facing South at floor level 2, below a horizontal joint. The arrow points to decayed plywood sheathing board.

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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ITEM	PHOTOGRAPHS
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Photograph 54: Town Homes

View of a typical balcony at the North side of the town homes. The left arrow points to the balcony floor drain (i.e., a hole through the guard wall). The right arrow points to the outline of a large area of standing water.



Photograph 55: Town Homes (#3364)

The arrow points to large water droplets originating from condensation along the head of the window frame.



Photograph 56: Parkade

The arrows point to active leaks through the foundation wall. West end of the parkade.



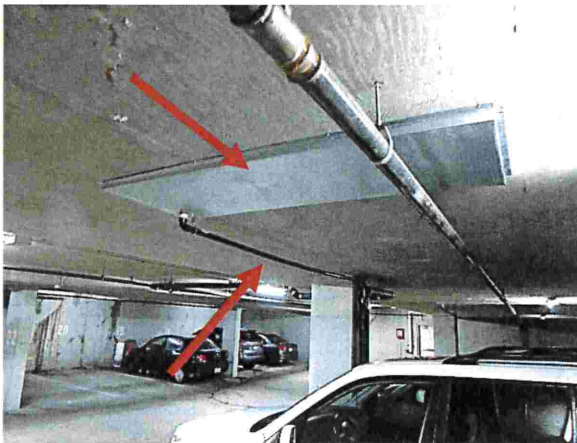
Photograph 57: Parkade

The arrows point to active leaks through the foundation wall. South-East end of the parkade.

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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ITEM	PHOTOGRAPHS
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Photograph 58: Parkade

The upper arrow points to a typical pan/tray at the underside of the parkade roof slab to catch water leaking through cracks in the slab. The lower arrow points to a drain pipe that discharges the water to the parkade floor.



Photograph 59: Fence

View of the fence separating the tower and the town homes. The arrow points to 1 of 2 locations where large areas of the fence panels are missing.



Photograph 60: Town Homes (#3376)

The arrow points to a moisture stain surrounding the junction box for a light fixture. The stain was not wet at the time of MGH's site visit. The Occupant could not verify whether the leak was still active.



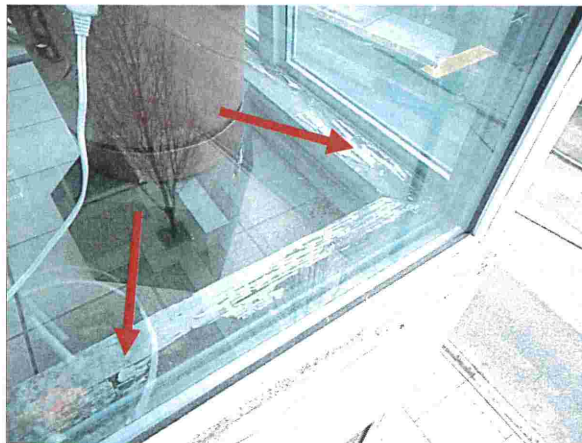
Photograph 61: Town Homes (#3376)

The arrow points to a linear stain on the ceiling at an upper floor. The right arrow points to a fire sprinkler head. The stain aligns with the sprinkler head. The stain was not wet at the time of MGH's site visit.

INVESTIGATION REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Building Envelope Investigation	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: January 3, 2017
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ITEM	PHOTOGRAPHS
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Photograph 62: Tower

The arrows point to decay of the wood stool plate at the window sills (North elevation, Level 4). The source of moisture is likely condensation on the interior side of the window frames.



Photograph 63: Tower

The arrow points to a vent hood that was previously removed (by other parties) at the South elevation and the hole was sealed. The reason for removing the vent hood is not known at this time.



Photograph 64: Town Homes (#3376)

The arrow points to a large moisture stain on the ceiling of the room on the main floor (nearest the North elevation). The stain was not wet at the time of MGH's site visit.



Photograph 65: Town Homes (#3376)

The arrow points to a large moisture stain on the wall of the room on the main floor (nearest the North elevation). The stain was not wet at the time of MGH's site visit.

This is Exhibit "E" referred to in the
affidavit of Brian Van Muk
sworn before me at New Westminster
this 1st day of September 2021.

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

AXIOM BUILDERS INC.

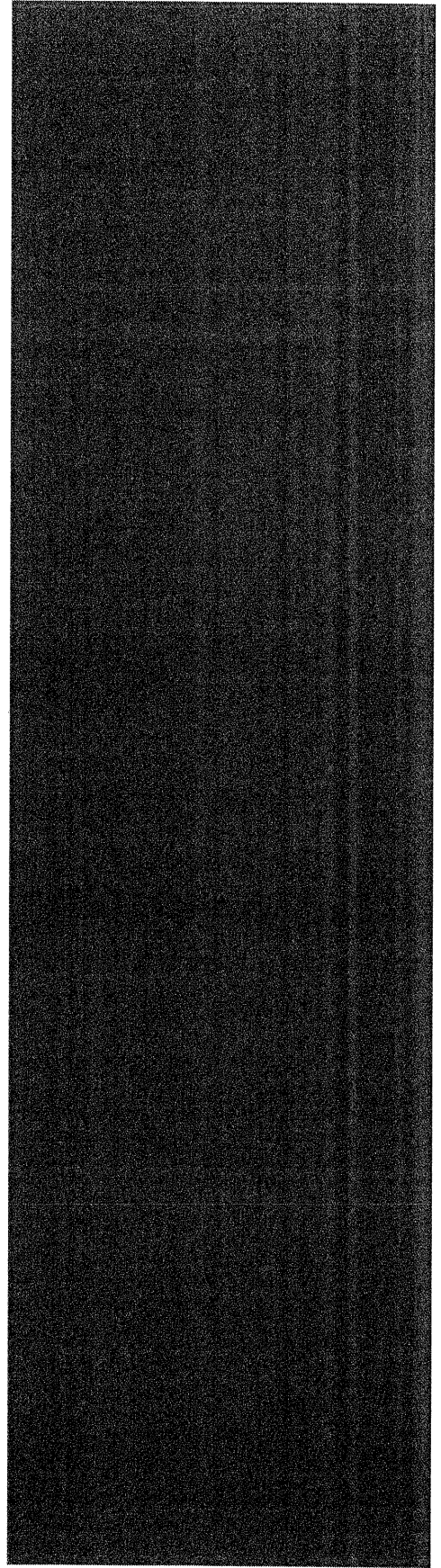
ORDER OF MAGNITUDE

Issue Date: January 24th, 2020

VANNESS REMEDIATION

3380 VANNESS AVE. & 3362-3384 VANNESS AVE.
VANCOUVER, BC

THE OWNERS, STRATA PLAN LMS992



Project: **VANNESS REMEDIATION**
 Client: The Owners, Strata Plan LMS992
 Location: 3380 Vanness Ave. & 3362-3384 Vanness Ave., Vancouver, BC
 Date: January 24, 2020
 Est. No.: AXIVAN 2020



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ORDER OF MAGNITUDE ESTIMATE

Drawing Date: n/a

		Quantity	Unit Rate	TOTAL	\$/GSF
A. BUILDING ENVELOPE REPAIRS - TOWER	55 ste.	41,514 sf	\$ 113.55 /sf	\$ 4,714,007	\$ 80.73 /sf
B. BUILDING ENVELOPE REPAIRS - TOWNHOUSES	8 ste.	11,663 sf	\$ 143.79 /sf	\$ 1,677,003	\$ 28.72 /sf
C. INTERIOR REPAIRS - TOWER	55 ste.	47,579 gsf	\$ 86.38 /gsf	\$ 4,109,804	\$ 70.38 /gsf
D. INTERIOR REPAIRS - TOWNHOUSES	8 ste.	10,814 gsf	\$ 97.50 /gsf	\$ 1,054,408	\$ 18.06 /gsf
E. PARKADE		17,028 pgsf	\$ 20.13 /gsf	\$ 342,703	\$ 5.87 /gsf

TOTAL GSF	58,393 gsf
TOTAL UNITS	63 stes
TOTAL ORDER OF MAGNITUDE	<u>\$ 11,726,574</u>
	\$ 186,136
	<u>\$ 200.82 /gsf</u>

SEPARATE PRICES

1. MAINTENANCE UPGRADES	63 units	58,393 NIC	\$ - /sf	\$ -
2. CODE UPGRADES	63 units	58,393 NIC	\$ - /sf	\$ -
3. HAZARDOUS MATERIALS ABATEMENT	63 units	58,393 NIC	\$ - /sf	\$ -

CLARIFICATIONS + ASSUMPTIONS

1. Cost estimate does not include for any scope of work outside the property lines.
2. Cost estimate based on current market conditions, no allowance for escalation
3. Cost estimate based on Building Envelope Condition Assessment Report (Dated: January 3, 2017)
4. No allowance for hazardous materials abatement or testing
5. No allowance for structural upgrades or enhancements
6. No allowance for code upgrades beyond items noted in proposal above
7. No allowance for seismic upgrades
8. No allowance for maintenance upgrades
9. No allowance for winter heat and hoarding
10. No allowance for inclement weather
11. No allowance for accomodating tenant/owner relocation costs
12. No allowance for phasing costs
13. No allowance for destructive testing or investigation
14. No allowance for maintenance work
15. No allowance for permits

Project: **VANNESS REMEDIATION**
 Client: The Owners, Strata Plan LMS992
 Location: 3380 Vanness Ave. & 3362-3384 Vanness Ave., Vancouver, BC
 Date: January 24, 2020
 Est. No.: AXIVAN 2020



ORDER OF MAGNITUDE ESTIMATE

Drawing Date: n/a

	Quantity	Unit Rate	TOTAL	\$/GSF	
A. BUILDING ENVELOPE REPAIRS - TOWER	55 ste.	41,514 sf	\$ 113.55 /sf	\$ 4,714,007	\$ 80.73 /sf
Façade Upgrades					
- Exterior Façade - Power Wash Cleaning	41,514 sf	\$ 1.00 /sf	\$ 41,514	\$ 0.71 /sf	
- Balcony Railings Removal	- NIC	\$ - /lf	\$ -	\$ - /sf	
- Balcony Railings Replacement	- NIC	\$ - /lf	\$ -	\$ - /sf	
- Roofing - Removal	6,714 sf	\$ 15.00 /sf	\$ 100,710	\$ 1.72 /sf	
- Roofing - Re-roofing (membrane/insulation/flashings/ballast)	6,714 sf	\$ 35.00 /sf	\$ 234,990	\$ 4.02 /sf	
- Punch Window Removal	8,067 sf	\$ 20.00 /sf	\$ 161,340	\$ 2.76 /sf	
- Punch Window Sill Prep	8,067 sf	\$ 8.00 /sf	\$ 64,536	\$ 1.11 /sf	
- Punch Window Replacement	8,067 sf	\$ 65.00 /sf	\$ 524,355	\$ 8.98 /sf	
- Window Wall Removal	1,864 sf	\$ 20.00 /sf	\$ 37,280	\$ 0.64 /sf	
- Window Wall Sill Prep	1,864 sf	\$ 8.00 /sf	\$ 14,912	\$ 0.26 /sf	
- Window Wall Replacement	1,864 sf	\$ 80.00 /sf	\$ 149,120	\$ 2.55 /sf	
- Storefront - Removal	4,161 sf	\$ 25.00 /sf	\$ 104,031	\$ 1.78 /sf	
- Storefront - Replacement	4,161 sf	\$ 100.00 /sf	\$ 416,125	\$ 7.13 /sf	
- Skylight Removal	4 ea	\$ 1,500.00 /ea	\$ 6,000	\$ 0.10 /sf	
- Skylight Replacement	4 ea	\$ 5,000.00 /ea	\$ 20,000	\$ 0.34 /sf	
- Remove Exterior Steel Stud/Densglass	16,466 sf	\$ 10.00 /sf	\$ 164,660	\$ 2.82 /sf	
- Exterior Steel Stud/Densglass Replacement	16,466 sf	\$ 15.00 /sf	\$ 246,990	\$ 4.23 /sf	
- Remove Balcony Steel Stud/Densglass	- NIC	\$ - /sf	\$ -	\$ - /sf	
- Balcony Steel Stud/Densglass Replacement	- NIC	\$ - /sf	\$ -	\$ - /sf	
- Stucco Removal	16,466 sf	\$ 15.00 /sf	\$ 246,990	\$ 4.23 /sf	
- Stucco Replacement	16,466 sf	\$ 25.00 /sf	\$ 411,650	\$ 7.05 /sf	
- Non-envelope Stucco Removal	6,184 sf	\$ 15.00 /sf	\$ 92,760	\$ 1.59 /sf	
- Non-envelope Stucco Replacement	6,184 sf	\$ 25.00 /sf	\$ 154,600	\$ 2.65 /sf	
- Stucco Soffit Removal	866 sf	\$ 15.00 /sf	\$ 12,990	\$ 0.22 /sf	
- Stucco Soffit Replacement	866 sf	\$ 25.00 /sf	\$ 21,650	\$ 0.37 /sf	
- Painting - Concrete Walls	4,772 sf	\$ 3.50 /sf	\$ 16,701	\$ 0.29 /sf	
- Painting - Balcony Soffits	2,196 sf	\$ 3.50 /sf	\$ 7,686	\$ 0.13 /sf	
- Exterior Caulking	41,514 sf	\$ 2.50 /sf	\$ 103,785	\$ 1.78 /sf	
- Traffic Coatings - Balcony	2,196 sf	\$ 7.50 /sf	\$ 16,470	\$ 0.28 /sf	
- Roof Top Equipment Coordination (Mech & Elec)	1 ls	\$ 25,000.00 /ls	\$ 25,000	\$ 0.43 /sf	
- Mechanical Re&Re	1 ls	\$ 15,000.00 /ls	\$ 15,000	\$ 0.26 /sf	
- Electrical Re&Re	1 ls	\$ 15,000.00 /ls	\$ 15,000	\$ 0.26 /sf	
- Scaffolding/Shrink Wrap	14 lvl	\$ 25,000.00 /lvl	\$ 350,000	\$ 5.99 /sf	
- Hoarding and Protection	2 ls	\$ 20,000.00 /ls	\$ 40,000	\$ 0.69 /sf	
- Temporary interior Wall Protection	55 ste.	\$ 3,000.00 /ste.	\$ 165,000	\$ 2.83 /sf	
General Requirements					
- General Requirements	41,514 sf	\$ 9.59 /sf	\$ 398,185	\$ 6.82 /sf	
Construction Contingency					
- Construction Contingency	41,514 sf	\$ 2.64 /sf	\$ 109,501	\$ 1.88 /sf	
Project Overhead & Mark-up					
- Project Overhead & Mark-up	41,514 sf	\$ 5.41 /sf	\$ 224,477	\$ 3.84 /sf	
B. BUILDING ENVELOPE REPAIRS - TOWNHOUSES	8 ste.	11,663 sf	\$ 143.79 /sf	\$ 1,677,003	\$ 28.72 /sf
Envelope Upgrades					
- Exterior Façade - Power Wash Cleaning	11,663 sf	\$ 1.00 /sf	\$ 11,663	\$ 0.20 /sf	
- Balcony Railings Removal	112 lf	\$ 20.00 /lf	\$ 2,240	\$ 0.04 /sf	
- Balcony Railings Replacement	112 lf	\$ 85.00 /lf	\$ 9,520	\$ 0.16 /sf	
- Roofing - Removal	4,723 sf	\$ 15.00 /sf	\$ 70,845	\$ 1.21 /sf	
- Roofing - Re-roofing (membrane/insulation/flashings/ballast)	4,723 sf	\$ 35.00 /sf	\$ 165,305	\$ 2.83 /sf	
- Punch Window Removal	2,153 sf	\$ 20.00 /sf	\$ 43,060	\$ 0.74 /sf	
- Punch Window Sill Prep	2,153 sf	\$ 8.00 /sf	\$ 17,224	\$ 0.29 /sf	
- Punch Window Replacement	2,153 sf	\$ 65.00 /sf	\$ 139,945	\$ 2.40 /sf	
- Wood Frame Upgrades (Exterior Walls)	7,584 sf	\$ 20.00 /sf	\$ 151,680	\$ 2.60 /sf	
- Wood Frame Upgrades (Floor)	8 ste.	\$ 10,000.00 /sf	\$ 80,000	\$ 1.37 /sf	
- Wood Frame Upgrades (Roof)	4,723 sf	\$ 20.00 /sf	\$ 94,460	\$ 1.62 /sf	
- Wood Frame Upgrades (Non Envelope Walls)	1,926 sf	\$ 20.00 /sf	\$ 38,520	\$ 0.66 /sf	
- Stucco Removal	7,584 sf	\$ 15.00 /sf	\$ 113,760	\$ 1.95 /sf	
- Stucco Replacement	7,584 sf	\$ 25.00 /sf	\$ 189,600	\$ 3.25 /sf	
- Non-envelope Stucco Removal	1,926 sf	\$ 15.00 /sf	\$ 28,890	\$ 0.49 /sf	
- Non-envelope Stucco Replacement	1,926 sf	\$ 25.00 /sf	\$ 48,150	\$ 0.82 /sf	
- Stucco Soffit Removal	600 sf	\$ 10.00 /sf	\$ 6,000	\$ 0.10 /sf	
- Stucco Soffit Replacement	600 sf	\$ 25.00 /sf	\$ 15,000	\$ 0.26 /sf	

Project: **VANNESS REMEDIATION**
 Client: The Owners, Strata Plan LMS992
 Location: 3380 Vanness Ave. & 3362-3384 Vanness Ave., Vancouver, BC
 Date: January 24, 2020
 Est. No.: AXIVAN 2020



ORDER OF MAGNITUDE ESTIMATE

Drawing Date: n/a

	Quantity	Unit Rate	TOTAL	\$/GSF	
- Painting - Exterior	9,510 sf	\$ 2.50 /sf	\$ 23,775	\$ 0.41 /sf	
- Traffic Coatings - Balcony	600 sf	\$ 7.50 /sf	\$ 4,500	\$ 0.08 /sf	
- Mechanical - Exterior Vent replacement	8 ste.	\$ 300.00 /ea	\$ 2,400	\$ 0.04 /sf	
- Scaffolding/Shrink Wrap	4 lvl	\$ 20,000.00 /lvl	\$ 80,000	\$ 1.37 /sf	
- Hoarding and Protection	8 ls	\$ 10,000.00 /ls	\$ 80,000	\$ 1.37 /sf	
General Requirements					
- General Requirements	11,663 sf	\$ 12.15 /sf	\$ 141,654	\$ 2.43 /sf	
Construction Contingency					
- Construction Contingency	11,663 sf	\$ 3.34 /sf	\$ 38,955	\$ 0.67 /sf	
Project Overhead & Mark-up					
- Project Overhead & Mark-up	11,663 sf	\$ 6.85 /sf	\$ 79,857	\$ 1.37 /sf	
C. INTERIOR REPAIRS - TOWER	55 ste.	47,579 gsf	\$ 86.38 /gsf	\$ 4,109,804	\$ 70.38 /gsf
Base Building Upgrades					
- Demo - Suites	55 ste.	\$ 5,000.00 /ste.	\$ 275,000	\$ 4.71 /gsf	
- Plumbing - Water Entry (Booster)	47,579 gsf	\$ 1.60 /gsf	\$ 76,126	\$ 1.30 /gsf	
- Plumbing - Water Entry (Backflow)	47,579 gsf	\$ 0.55 /gsf	\$ 26,168	\$ 0.45 /gsf	
- Plumbing - Domestic Water System (Re-piping)	47,579 gsf	\$ 9.50 /gsf	\$ 452,001	\$ 7.74 /gsf	
- Plumbing - Domestic Hot Water (Boiler & Tanks)	47,579 gsf	\$ 1.60 /gsf	\$ 76,126	\$ 1.30 /gsf	
- HVAC - Common Area Ventilation	47,579 gsf	\$ 2.00 /gsf	\$ 95,158	\$ 1.63 /gsf	
- HVAC - Kitchen Exhaust Fan	55 ste.	\$ 300.00 /ste.	\$ 16,500	\$ 0.28 /gsf	
- HVAC - Washroom Exhaust	55 ste.	\$ 10,000.00 /ste.	\$ 550,000	\$ 9.42 /gsf	
- HVAC - HRV Code Requirement	55 ste.	\$ 3,000.00 /ste.	\$ 165,000	\$ 2.83 /gsf	
- HVAC - Spa Amenity	- NIC	\$ - /gsf	\$ -	\$ - /gsf	
- HVAC - MUA Unit	1 ea.	\$ 60,000.00 /ea	\$ 60,000	\$ 1.03 /gsf	
- Mechanical - Electrical Vault AC	1 ea.	\$ 15,000.00 /ea	\$ 15,000	\$ 0.26 /gsf	
- Mechanical - Elevator Machine Room	1 ea.	\$ 2,000.00 /ea	\$ 2,000	\$ 0.03 /gsf	
- Mechanical - Energy Audit	1 ea.	\$ 10,000.00 /ea	\$ 10,000	\$ 0.17 /gsf	
- Mechanical - Enigneering	1 ea.	\$ 30,000.00 /ea	\$ 30,000	\$ 0.51 /gsf	
- Electrical - Fire Alarm	55 ste.	\$ 1,500.00 /ste.	\$ 82,500	\$ 1.41 /gsf	
- Electrical - Mechanical Systems	55 ste.	\$ 2,500.00 /ste.	\$ 137,500	\$ 2.35 /gsf	
- Electrical - Code Compliance	55 ste.	\$ 2,500.00 /ste.	\$ 137,500	\$ 2.35 /gsf	
- Electrical - Baseboard Replacement	55 ste.	\$ 5,000.00 /ste.	\$ 275,000	\$ 4.71 /gsf	
- Electrical - General Distrubution	55 ste.	\$ 2,500.00 /ste.	\$ 137,500	\$ 2.35 /gsf	
- Electrical - Engineering	1 ea.	\$ 20,000.00 /ea	\$ 20,000	\$ 0.34 /gsf	
Suite Finishes					
- Finish Carpentry - Sills & Casings	55 ste.	\$ 1,500.00 /ste.	\$ 82,500	\$ 1.41 /gsf	
- Steel Stud/Drywall/Insulation - Patch & Repair - Suites	55 ste.	\$ 7,500.00 /ste.	\$ 412,500	\$ 7.06 /gsf	
- Flooring & Tile Finishes - Patch & Repair	55 ste.	\$ 2,500.00 /ste.	\$ 137,500	\$ 2.35 /gsf	
- Painting & Caulking	55 ste.	\$ 1,500.00 /ste.	\$ 82,500	\$ 1.41 /gsf	
- Window Coverings	55 ste.	\$ 1,000.00 /ste.	\$ 55,000	\$ 0.94 /gsf	
Common Area Finishes					
- Common Area - Patch & Repair	12,481 sf.	\$ 5.00 /sf	\$ 62,405	\$ 1.07 /gsf	
General Requirements					
- General Requirements	47,579 gsf	\$ 7.30 /gsf	\$ 347,148	\$ 5.95 /gsf	
Construction Contingency					
- Construction Contingency	47,579 gsf	\$ 2.01 /gsf	\$ 95,466	\$ 1.63 /gsf	
Project Overhead & Mark-up					
- Project Overhead & Mark-up	47,579 gsf	\$ 4.11 /gsf	\$ 195,705	\$ 3.35 /gsf	
D. INTERIOR REPAIRS - TOWNHOUSES	8 ste.	10,814 gsf	\$ 97.50 /gsf	\$ 1,054,408	\$ 18.06 /gsf
Base Building Upgrades					
- Demo - Suites	8 ste.	\$ 5,000.00 /ste.	\$ 40,000	\$ 0.69 /gsf	
- Mechanical - Domestic Water System (Re-piping)	17,028 gsf	\$ 9.50 /gsf	\$ 161,766	\$ 2.77 /gsf	
- HVAC - Kitchen Exhaust Fan	8 ste.	\$ 300.00 /ste.	\$ 2,400	\$ 0.04 /gsf	
- HVAC - Washroom Exhaust	8 ste.	\$ 10,000.00 /ste.	\$ 80,000	\$ 1.37 /gsf	
- HVAC - HRV Code Requirement	8 ste.	\$ 3,000.00 /ste.	\$ 24,000	\$ 0.41 /gsf	
- Mechanical - Energy Audit	1 ea.	\$ 5,000.00 /ea	\$ 5,000	\$ 0.09 /gsf	
- Mechanical - Enigneering	1 ea.	\$ 10,000.00 /ea	\$ 10,000	\$ 0.17 /gsf	
- Electrical - Fire Alarm	8 ste.	\$ 1,500.00 /ste.	\$ 12,000	\$ 0.21 /gsf	
- Electrical - Mechanical Systems	8 ste.	\$ 2,500.00 /ste.	\$ 20,000	\$ 0.34 /gsf	
- Electrical - Code Compliance	8 ste.	\$ 2,500.00 /ste.	\$ 20,000	\$ 0.34 /gsf	
- Electrical - Baseboard Replacement	8 ste.	\$ 5,000.00 /ste.	\$ 40,000	\$ 0.69 /gsf	
- Electrical - General Distrubution	8 ste.	\$ 2,500.00 /ste.	\$ 20,000	\$ 0.34 /gsf	

Project: **VANNESS REMEDIATION**
 Client: The Owners, Strata Plan LMS992
 Location: 3380 Vanness Ave. & 3362-3384 Vanness Ave., Vancouver, BC
 Date: January 24, 2020
 Est. No.: AXIVAN 2020



ORDER OF MAGNITUDE ESTIMATE

Drawing Date: n/a

	Quantity	Unit Rate	TOTAL	\$/GSF
- Electrical - Engineering	1 ea.	\$ 10,000.00 /ea	\$ 10,000	\$ 0.17 /gsf
Suite Finishes				
- Finish Carpentry - Sills & Casings	8 ste.	\$ 2,500.00 /ste.	\$ 20,000	\$ 0.34 /gsf
- Steel Stud/Drywall/Insulation - Suites	8 ste.	\$ 10,000.00 /ste.	\$ 80,000	\$ 1.37 /gsf
- Flooring & Tile Finishes - Patch & Repair	8 ste.	\$ 3,500.00 /ste.	\$ 28,000	\$ 0.48 /gsf
- Painting & Caulking	8 ste.	\$ 2,000.00 /ste.	\$ 16,000	\$ 0.27 /gsf
- Window Coverings	8 ste.	\$ 1,500.00 /ste.	\$ 12,000	\$ 0.21 /gsf
General Requirements				
- General Requirements	17,028 gsf	\$ 3.53 /gsf	\$ 60,117	\$ 1.03 /gsf
Construction Contingency				
- Construction Contingency	17,028 gsf	\$ 0.97 /gsf	\$ 16,532	\$ 0.28 /gsf
Project Overhead & Mark-up				
- Project Overhead & Mark-up	17,028 gsf	\$ 1.99 /gsf	\$ 33,891	\$ 0.58 /gsf
E. PARKADE	17,028 pgsf	\$ 20.13 /gsf	\$ 342,703	\$ 5.87 /gsf
Parkade Re & Re				
- Concrete - Patch & Repair	17,028 pgsf	\$ 4.50 /pgsf	\$ 76,626	\$ 1.31 /gsf
- Waterproofing - Patch & Repair	17,028 pgsf	\$ 6.50 /pgsf	\$ 110,682	\$ 1.90 /gsf
- Mechanical - Re&Re	17,028 pgsf	\$ 3.50 /pgsf	\$ 59,598	\$ 1.02 /gsf
- Electrical - Re&Re	17,028 pgsf	\$ 2.50 /pgsf	\$ 42,570	\$ 0.73 /gsf
General Requirements				
- General Requirements	17,028 gsf	\$ 1.70 /gsf	\$ 28,948	\$ 0.50 /gsf
Construction Contingency				
- Construction Contingency	17,028 gsf	\$ 0.47 /gsf	\$ 7,961	\$ 0.14 /gsf
Project Overhead & Mark-up				
- Project Overhead & Mark-up	17,028 gsf	\$ 0.96 /gsf	\$ 16,319	\$ 0.28 /gsf

TOTAL GSF 58,393 gsf
 TOTAL UNITS 63 stes

TOTAL ORDER OF MAGNITUDE \$ 11,726,574 \$ 200.82 /gsf
 \$ 186,136

SEPARATE PRICES

1. MAINTENANCE UPGRADES	63 units	58,393 NIC	\$ - /sf	\$ -
- Maintenance		- NIC	\$ - /gsf	\$ - #DIV/0! /gsf
2. CODE UPGRADES	63 units	58,393 NIC	\$ - /sf	\$ -
- Structural Upgrades		- NIC	\$ - /gsf	\$ - #DIV/0! /gsf
- Code Upgrades		- NIC	\$ - /gsf	\$ - #DIV/0! /gsf
- Seismic Upgrades		- NIC	\$ - /gsf	\$ - #DIV/0! /gsf
3. HAZARDOUS MATERIALS ABATEMENT	63 units	58,393 NIC	\$ - /sf	\$ -
- Hazmat Report and Testing		- NIC	\$ - /gsf	\$ - #DIV/0! /gsf
- Hazmat Removal and Disposal		- NIC	\$ - /gsf	\$ - #DIV/0! /gsf

CLARIFICATIONS + ASSUMPTIONS

1. Cost estimate does not include for any scope of work outside the property lines.
2. Cost estimate based on current market conditions, no allowance for escalation
3. Cost estimate based on Building Envelope Condition Assessment Report (Dated: January 3, 2017)
4. No allowance for hazardous materials abatement or testing
5. No allowance for structural upgrades or enhancements
6. No allowance for code upgrades beyond items noted in proposal above
7. No allowance for seismic upgrades
8. No allowance for maintenance upgrades
9. No allowance for winter heat and hoarding
10. No allowance for inclement weather
11. No allowance for accomodating tenant/owner relocation costs
12. No allowance for phasing costs
13. No allowance for destructive testing or investigation
14. No allowance for maintenance work
15. No allowance for permits

This is Exhibit " F " referred to in the
affidavit of Brian Yan Muk
sworn before me at New Westminster
this 1st day of September 2021

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

EXCLUSIVE SALE LISTING AGREEMENT

THIS AGREEMENT made as of the 20th day of July, 2017,

AMONG: **THE OWNERS, STRATA PLAN LMS 992**, a strata corporation established pursuant to the provisions of the *Strata Property Act*, SBC 1998, c. 43, as amended (the "**SPA**"), having an address at 3380 Vanness Avenue, Vancouver, BC

(the "**Strata Corporation**")

AND: **COLLIERS MACAULAY NICOLLS INC.**, an Ontario corporation extra-provincially registered in British Columbia and Alberta with an office at 19th Floor – 200 Granville Street, Vancouver, British Columbia, V6C 2R6

(the "**Brokerage**")

AND: **HART BUCK Personal Real Estate Corporation and JENNIFER DARLING**

(the "**Designated Agents**")

WHEREAS:

- A. This Listing Agreement is being entered into by the Strata Corporation pursuant to a proposed voluntary winding up of the Strata Corporation with a liquidator pursuant to Division 2 of Part 16 of the SPA;
- B. The Strata Corporation is relying upon the SPA to market the property municipally known as 3380 Vanness Avenue, Vancouver, BC, consisting of all of 63 strata lots and common property (including limited common property) comprising Strata Plan LMS 992, all as described in Schedule A (collectively the "**Property**"); and
- C. For certainty, this Listing Agreement does not apply to any sale of a strata lot by the registered owner(s) of such strata lot that may occur during the Term and that is unrelated to a voluntary winding up of the Strata Corporation with a liquidator pursuant to the SPA,

NOW THEREFORE in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which each party hereby acknowledges, the Strata Corporation and the Brokerage each hereby covenant and agree as follows:

1. APPOINTMENT OF THE DESIGNATED AGENTS

- (a) The Strata Corporation and the Brokerage hereby appoint the Designated Agents as the Strata Corporation's sole and exclusive agent(s) to exclusively market and offer the Property for sale in the manner provided herein and to provide the Services described in this Agreement. The Designated Agents shall act diligently and in the best interest of the Strata Corporation.
- (b) The Property will be marketed and offered for sale on an unpriced basis with a fixed bid date.

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2. TERM

The term of this Agreement and the appointment of the Brokerage will commence on July 21, 2017 and will end on February 28, 2018, unless renewed or extended in writing by the parties (the "**Term**").

3. RESPONSIBILITIES OF BROKERAGE

The Brokerage will:

- (a) not disclose any confidential information of the Strata Corporation with any other person unless such disclosure is authorized by the Strata Corporation or required by law;
- (b) treat the interests of the Strata Corporation and all buyers and other sellers also represented by the Brokerage in an even handed, objective and impartial manner; and
- (c) supervise the activities of the Designated Agents to ensure the Designated Agents' compliance with the provisions of this Agreement and the duties set out in Rule 3-3 of the rules (the "**Rules**") established by the Real Estate Council of British Columbia pursuant to the *Real Estate Services Act* (British Columbia). Rule 3-3 is reproduced at Schedule B to this Agreement.

4. REPRESENTATIONS AND RESPONSIBILITIES OF STRATA CORPORATION

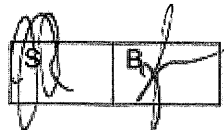
- (a) The Strata Corporation represents to the Brokerage that:
 - (i) subject to meeting the requirements of a voluntary winding up with a liquidator under the SPA, it has the authority to sell the Property and to enter into this Agreement;
 - (ii) the Property is not currently the subject of any other sale listing agreement; and
 - (iii) to the best knowledge of the Strata Corporation, all information disclosed to the Brokerage is accurate and complete.
- (b) The Strata Corporation will:
 - (i) prior to the Brokerage's commencement of the marketing of the Property, provide the Brokerage with all relevant and material information in the Strata Corporation's possession or control which could reasonably be expected to have an impact on the value of the Property or on the ability of the Brokerage to complete their respective obligations hereunder;
 - (ii) prior to the Brokerage's commencement of the marketing of the Property, and to the best knowledge of the Strata Corporation, disclose to the Brokerage all third party claims and interests to the Property. Despite the foregoing, the Strata Corporation will have no obligation to disclose to the Brokerage any third party claims and interests to the Property, or any part thereof, that are registered in the Land Title Office;

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- (iii) prior to the Brokerage's commencement of the marketing of the Property and, to the best knowledge of the Strata Corporation, disclose to the Brokerage all material latent defects affecting the Property;
 - (iv) immediately advise the Brokerage of any material changes in the physical condition or status of the Property or the information provided to the Brokerage by the Strata Corporation or the authority of the Strata Corporation to engage in the sale of the Property pursuant to a proposed winding up under the SPA;
 - (v) immediately advise the Brokerage of, and refer to the Brokerage, all inquiries for the purchase and sale of the Property, and deliver to the Brokerage all offers to purchase which may be received during the Term or arising by reason of this Agreement; and
 - (vi) conduct all negotiations for the sale of the Property through the Brokerage.
- (c) The Strata Corporation hereby:
- (i) authorizes the Brokerage to obtain information concerning the Property from any person, corporation or governmental authority, (other than registered owners of the strata lots comprising the Property) including the British Columbia Assessment Authority, and to share this information with any other person that has been pre-qualified to have a bona fide interest in submitting a reasonable offer on the Property, and has signed a confidentiality agreement in advance of receiving the information. This applies to members of any real estate board. Despite the foregoing, the Brokerage acknowledges and agrees that the Strata Corporation has no authority to authorize the release of the personal information of owners of each of the strata lots comprising the Property. If the Brokerage has any inquiries of the registered owners of the strata lots comprising the Property, such inquiries will be directed through the strata council;
 - (ii) authorizes the Brokerage to advertise the Property and to show the Property to prospective buyers during reasonable hours and with reasonable notice. The Brokerage acknowledge that the Strata Corporation is required to give notice to residents to access strata lots in accordance with the bylaws of the Strata Corporation;
 - (iii) agrees to restrict the advertising of the Property to the Brokerage; and
 - (iv) authorizes the Brokerage to make agency disclosures required of the Brokerage, as applicable.



5. BROKERAGE SERVICES

- (1) The Brokerage will provide the following functions and services to the Strata Corporation (collectively, the "Services"):
 - (b) use reasonable commercial efforts in the marketing and offering for sale of the Property, to achieve the Strata Corporation's goal of securing the highest possible offers that the

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market will bear for the purchase thereof and in facilitating the completion of the transaction that the Strata Corporation may enter into hereunder, all in accordance with the provisions of this Listing Agreement;

- (c) familiarize itself with the Property and will assemble the available information with respect to the Property as is customary in transactions of this nature, prior to marketing the Property for sale. The Brokerage will obtain from the Strata Corporation relevant information pertaining to the Property which will form part of the marketing material;
 - (d) provide current market data to the Strata Corporation;
 - (e) feature the Property on the Brokerage's website, www.collierscanada.com, and on other internet real estate listing and promotional services;
 - (f) plan, administer and implement a direct solicitation program to cover a broad cross-section of potential buyers on a local, national and international basis;
 - (g) prepare appropriate advertising and promotional items, including a Property brochure and Property information package, to support and facilitate the sale of the Property;
 - (h) cooperate with any brokers, agents or consultants engaged by or representing buyers (collectively, the "**Buyer Agents**" and each a "**Buyer Agent**"). The Brokerage will require such engagements or representations to be evidenced by a letter from the buyer to the Brokerage confirming the appointment of the Buyer Agent as the representative of record of the buyer for the purpose of acquiring the Property. In the event that a Commission is payable to the Brokerage, the Brokerage may or may not share its Commission with Buyer Agents who introduce and register prospective buyers of the Property to the Brokerage or the Strata Corporation. The Commission, if any, will be paid by the Strata Corporation to the Brokerage and the Strata Corporation will not be obligated to pay any Buyer Agents;
 - (i) work together with and assist the Strata Corporation in the negotiation and finalization of any offers to purchase the Property (the "**Offers**"), present such Offers to the Strata Corporation along with recommendations for acceptance, rejection or counter-offer and assist with the documentation and execution of the final purchase and sale agreement (the "**Purchase Agreement**");
 - (j) ensure that all Offers are in writing and are submitted promptly to the Strata Corporation through the Brokerage, including Offers received from other Buyer Agents. The Brokerage acknowledges that it has no authority to accept any Offers on behalf of the Strata Corporation;
 - (k) endeavour to prolong all Offers for an adequate period of time in order to facilitate review and approvals by the Strata Corporation; and
 - (l) liaise between potential buyers and the Strata Corporation as required by the Strata Corporation.
- (2) The Brokerage acknowledges and agrees that it will not act for or in any way advise or negotiate on behalf of any owners of the strata lots comprising Strata Plan LMS 992 with respect to the

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potential winding up and sale of the Property (including any strata lots therewith) contemplated by this Agreement. For clarity, all negotiations regarding the potential winding up and sale of the Property (including any strata lots therewith) must be conducted by the Brokerage through the strata council.

6. COMMISSION

- (a) The Strata Corporation will pay to the Brokerage a commission (the "**Commission**"), plus any goods and services tax and any other applicable tax in respect of the Commission, in accordance with this Section 6. The Commission will become payable if:
- (i) a legally enforceable contract of sale between the Strata Corporation and a buyer is entered into during the Term, but before any earlier termination of this Agreement, and a sale of the Property is completed pursuant to such contract of sale; or
 - (ii) a legally enforceable contract of sale is entered into within 90 days after the expiration of the Term or earlier termination of this Agreement, and a sale of the Property is completed pursuant to such contract of sale, provided such contract is between the Strata Corporation and a buyer who:
 - (A) was introduced to the Property or to the Strata Corporation by the Brokerage or a Buyer Agent;
 - (B) received information directly submitted by the Brokerage during the Term regarding the availability of the Property or with whom the Brokerage negotiated or discussed potential terms of such sale; or
 - (C) submitted a written offer to purchase the Property during the Term
 (collectively, the "**Introduced Party**"),

and further provided that the Introduced Party is a person identified in writing by the Brokerage to the Strata Corporation within 15 days after the expiry of the Term or earlier termination of this Agreement.

- (b) The Commission will be calculated as one and six tenths percent (1.60%) of the Gross Sale Proceeds (as defined in Section 5(c) below).
- (c) For the purposes of this Listing Agreement, "**Gross Sale Proceeds**" means total consideration paid to the Strata Corporation pursuant to a Purchase Agreement but does not include any consideration in the form of any agreement by the Buyer to permit the owners of the strata lots comprising Strata Plan LMS 992 to continue residing in the strata lots on a no-charge or reduced charge basis following the completion of the transaction contemplated by the Purchase Agreement. For greater certainty, the Gross Sale Proceeds will not include any taxes or brokerage fees payable in connection with the sale.

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- (d) The Commission will become payable by the Strata Corporation to the Brokerage on the date the sale of the Property is completed.
- (e) Any Commission payable by the Strata Corporation hereunder will be paid and forwarded to the address of the Brokerage set out on the first page of this Agreement within 48 hours of the Commission becoming payable.
- (f) For certainty, the completion of the transaction contemplated by the Purchase Agreement will, unless all owners agree to sign individual purchase and sale agreements with the Buyer, be contingent upon, inter alia, the following occurring:
- (i) a resolution (the "**80% Resolution**"), by 80% vote of the strata lots comprising the Strata Corporation, pursuant to section 277 of the SPA, approving, inter alia, the cancellation of Strata Plan LMS 992, the dissolution of the Strata Corporation, the appointment of a liquidator to wind up the Strata Corporation (the "**Liquidator**"), the surrender to the Liquidator of each owner's interest in the Property and an interest schedule which complies with the requirement set out in the SPA;
 - (ii) a resolution, by $\frac{3}{4}$ vote, pursuant to section 282 of the SPA, approving the transfer of the Property to the Buyer;
 - (iii) the granting of an order to the Strata Corporation by the BC Supreme Court, pursuant to s. 278.1 of the SPA, confirming the 80% Resolution; and
 - (iv) the granting of an order to the Liquidator by the BC Supreme Court, pursuant to section 279 of the SPA, for a vesting order, which, inter alia:
 1. confirms the appointment of the Liquidator;
 2. vests in the Liquidator title to the Property for the purpose of selling the property to the Buyer pursuant to the Purchase Agreement.

In the event that all owners execute individual purchase and sale agreements with the buyer, the Strata Corporation will negotiate, as part of the standard form individual purchase and sale agreements, a provision that confirms the Commission payable in respect of the sale and authorizes the Buyer's solicitor to pay the portion of the Commission payable by such registered owner(s), based on the formula used for distribution of the sale proceeds to the registered owner(s) of each strata lot. In the event that an owner does not execute their individual purchase and sale agreement, it will be deemed that 100% approval was not reached and the court application process will resume.

- (g) For certainty, the Commission represents the total compensation payable by the Seller with respect to the sale of the Property as contemplated in this Agreement.

7. DEPOSITS

- (a) The Strata Corporation hereby authorizes the Brokerage to accept deposit monies for the purchase and sale of the Property from any buyer and to retain such deposit monies in a

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trust account, to be dealt with in accordance with the applicable Purchase Agreement. If the Brokerage has earned a Commission pursuant to Section 6 [*Commission*], the Strata Corporation hereby irrevocably assigns to the Brokerage the amount of the Commission, authorizes the Brokerage to retain from the deposit monies the amount of the Commission, and further directs, or agrees to execute such documents as may be required by the Brokerage, irrevocably directing a lawyer or notary public acting for the Strata Corporation or a buyer to pay the Commission to the Brokerage, or the net amount remaining after the deposit monies have been credited against the Commission.

- (b) In the event that the Strata Corporation is entitled to the monies deposited by a buyer due to the default of the buyer under the applicable Purchase Agreement, then an amount equal to half (50%) of the amount of the deposit monies will be payable by the Strata Corporation to the Brokerage, provided that such amount payable to the Brokerage will not exceed the amount of the Commission which would have otherwise been payable had a sale of part or all of the Property completed. If an amount is payable from the Strata Corporation to the Brokerage pursuant to this Section 7(b), the Strata Corporation hereby irrevocably assigns to the Brokerage such amount, authorizes the Brokerage to retain such amount from the deposit monies, and further directs, or agrees to execute such documents as may be required by the Brokerage irrevocably directing a lawyer or a notary public acting for the Strata Corporation or a buyer, to pay such amount to the Brokerage.

8. ENVIRONMENTAL MATTERS

- (a) The Strata Corporation acknowledges that the Brokerage has not, and will not, express any opinion or provide any advice on any environmental issue arising from or in relation to the Property unless otherwise authorized by the Strata Corporation in writing or unless otherwise required by law.
- (b) The Strata Corporation agrees to indemnify and save harmless the Brokerage against any and all damages, losses, costs, charges, claims, actions, liabilities and penalties whatsoever, including legal fees and disbursements incurred on a solicitor and own client basis, which the Brokerage may sustain, incur or be liable for, or which may be made against the Brokerage by virtue of the Brokerage's agency relationship with the Strata Corporation and arising from or by reason of the environmental condition of the Property, except that the Brokerage under this Section 8(b) to the extent due to a breach by the Brokerage of Section 8(a). The foregoing indemnity will survive the expiry or earlier termination of this Agreement.

9. TERMINATION

Without prejudice to the acquired rights of the Strata Corporation or the Brokerage, including, without limitation, the rights and obligations under Section 6 [*Commission*] and Section 7 [*Deposits*], this Agreement will terminate upon the earlier of:

- (a) the expiration of the Term set out in Section 2;

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- (b) at the option of the non-defaulting party, the default by the other party of any of the terms and conditions of this Listing Agreement and the failure by the other party to rectify such default within 15 days of receipt of written notice of such default from the non-defaulting party;
- (c) mutual agreement by the Strata Corporation and the Brokerage set out in writing;
- (d) upon the completion of a sale of the Property prior to the expiration of the Term; or
- (e) delivery of written notice by the Strata Corporation if the Brokerage has failed to solicit and present to the Strata Corporation a reasonable offer for the Property within six months of entering this Agreement.

Immediately upon the termination of this Agreement, the Brokerage will:

- (f) remove the Property as an active listing of the multiple listing service of any real estate board that the Brokerage has selected;
- (g) cease all marketing activities on behalf of the Strata Corporation;
- (h) remove all signs from the Property; and
- (i) if requested by the Strata Corporation, return all documents and other materials provided to the the Brokerage by the Strata Corporation.

The obligations set out in Rule 3-3(e) of the rules established by the Real Estate Council of British Columbia pursuant to the *Real Estate Services Act* (British Columbia) survive the termination of this Listing Agreement for any reason.

10. ASSIGNMENT

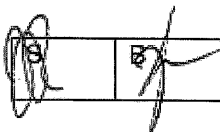
This Agreement will not be assigned by the Brokerage without the prior written consent of the Strata Corporation.

11. BINDING EFFECT

Each of the covenants, agreements, obligations and responsibilities of each party contained in this Listing Agreement will enure to the benefit of and be binding upon each respective party and their respective successors and permitted assigns.

12. SEVERABILITY

If any covenant, obligation or agreement of this Listing Agreement, or the application thereof to any person or circumstance, will, to any extent, be invalid or unenforceable, the remainder of this Listing Agreement or the application of such covenant, obligation or agreement to persons or circumstances other than those as to which it is held invalid or unenforceable, will not be affected thereby and each covenant, obligation and agreement of this Listing Agreement will be separately valid and enforceable to the full extent permitted by law.

So 

13. GOVERNING LAW

This Agreement is governed exclusively by, and is to be enforced, construed and interpreted exclusively in accordance with, the laws of British Columbia and the laws of Canada applicable in British Columbia, which are deemed to be the proper law of the Agreement. Each of the parties irrevocably submits to the exclusive jurisdiction of the courts of British Columbia in any suit, action, or other proceeding in any way related to or arising out of this Agreement by any party to this Agreement against any other party to this Agreement.

14. TIME OF ESSENCE

Time will be of the essence of this Agreement.

15. CURRENCY

All transactions referred to in this Agreement will be made in the lawful money of Canada in immediately available funds.

16. ENTIRE AGREEMENT

This Agreement sets forth all of the warranties, representations, covenants, promises, agreements, conditions and understandings between the parties and there are no warranties, representations, covenants, promises, agreements, conditions or understandings, either oral or written, express or implied between them other than as set forth in this Agreement.

17. EXECUTION IN COUNTERPARTS AND ELECTRONIC DELIVERY

This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same document. Counterparts may be executed either in original or electronic form and the parties may adopt any signatures received electronically as original signatures of the parties.

[EXECUTION PAGE FOLLOWS]

SP

SR	B
----	---

IN WITNESS WHEREOF the parties have executed this Agreement as of the day and year first above written.

By the Strata Corporation:

THE OWNERS, STRATA PLAN LMS 992

Per: [Signature]
Authorized Signatory: Jamie Rennie
Title: President

Per: [Signature]
Authorized Signatory: Simon Davison
Title: Vice President

By the Brokerage:

COLLIERS MACAULAY NICOLLS INC.

Per: [Signature]
Print Name of Authorized Signatory: KIRK KUESTER
Title: EXECUTIVE MANAGING DIRECTOR
BRITISH COLUMBIA BROKERAGE

HART BUCK Personal Real Estate Corporation

Per: [Signature]
Authorized Signatory: Hart Buck

JENNIFER DARLING

[Signature]

56 [Stamp] [Signature]

SCHEDULE A
THE PROPERTY

CONDOMINIUM ACT

SECOND SHEET, SHEET 3 OF 26 SHEETS

STRATA PLAN LMS 992

LOT	SHEET	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	7, 8, 9, 22	1132	921	1
2	7, 8, 9, 22	1275	1040	1
3	7, 8, 9, 22	1275	1040	1
4	7, 8, 9, 22	1275	1040	1
5	7, 8, 9, 22	1275	1022	1
6	7, 8, 9, 22	1275	1040	1
7	7, 8, 9, 22	1275	1020	1
8	7, 8, 9, 22	1133	921	1
9	8, 10, 23	624	528	0.9
10	8, 10, 23	694	725	1.2
11	8, 10, 23	689	743	1.3
12	12, 23	605	581	1
13	12, 23	581	590	1
14	12	501	504	1
15	12, 23	604	495	1
16	12	525	518	1
17	12, 23	575	550	1
18	13, 23	605	528	1
19	13, 23	581	584	1
20	13	501	508	1
21	13, 23	604	571	1
22	13	525	541	1
23	13, 23	575	584	1
24	14, 23	605	590	1
25	14, 23	581	585	1
26	14	501	528	1
27	14, 23	604	610	1
28	14	525	558	1
29	14, 23	575	586	1
30	15, 23	605	647	1
31	15, 23	581	605	1
32	15	501	554	1
33	15, 23	604	640	1
34	15	525	578	1
35	15, 23	575	605	1
36	16, 23	605	658	1
37	16, 23	581	624	1

FILE: 92-2475

A. D. Nagy
JULY 30, 1993
L.L.S.

SD S BY

CONDOMINIUM ACT

SECOND SHEET, SHEET 4 OF 25 SHEETS

STRATA PLAN LMS 992

LOT	SHEET	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
38	16	501	572	1
39	16, 23	604	558	1
40	16	525	595	1
41	16, 23	575	624	1
42	17, 23	605	690	1
43	17, 23	581	640	1
44	17	501	582	1
45	17, 23	004	009	1
46	17	525	505	1
47	17, 23	575	540	1
48	18, 23	805	711	1
49	18, 23	581	699	1
50	18	501	590	1
51	18, 23	604	592	1
52	18	525	522	1
53	18, 23	575	637	1
54	18, 23	605	725	1
55	18, 23	581	678	1
56	19	501	613	1
57	18, 23	604	705	1
58	18	525	639	1
59	18, 23	575	678	1
60	20, 21, 23	1288	1376	1
61	20, 21, 23	1220	1317	1
62	20, 21	1215	1317	1
63	20, 21, 23	1281	1376	1
AGGREGATE		44454	44454	63.5

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 23 DAY OF August, 1993.

[Signature]
SUPERINTENDENT OF REAL ESTATE

FILE: 92-2475

A. Di Maggio
JULY 30, 1993 B.C.L.S.

5b

<i>[Signature]</i>	<i>[Signature]</i>
--------------------	--------------------

This **Amendment/Addendum** shall be attached to and become a part of the Exclusive Sale Listing Agreement (the "Agreement") dated the 20th day of July, 2017, between **The Owners, Strata Plan LMS 992** (the "Strata Corporation"), and **Colliers Macaulay Nicolls Inc.** (the "Brokerage").

Address: 3380 Vanness Avenue, Vancouver BC
(Joyce Place)

Legal Address: Strata Lots 1 – 63
District Lot 37 Strata Plan LMS992
together with an interest in the common property in proportion to the
unit entitlement of the strata lots as shown on Form 1

1) Extension of Term

Both parties hereby agree to extend the appointment of the Brokerage contained in clause 2 of the Agreement to September 6, 2018.

Save as hereby amended, all of the terms and conditions of the Exclusive Sale Listing Agreement are hereby ratified and confirmed and shall be in full force and effect, and time remains of the essence thereof. This Amendment/Addendum shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns. This Amendment/Addendum may be executed and delivered in counterpart by facsimile or otherwise and each counterpart shall constitute an original and together shall constitute one and the same agreement.

By the Strata Corporation:

THE OWNERS, STRATA PLAN LMS 992

Per: Simon Davison
Authorized Signatory: _____
Title: Vice President

Per: Janice Renne
Authorized Signatory: _____
Title: President

By the Brokerage:

COLLIERS MACAULAY NICOLLS, INC.

Per: [Signature]
Print Name of Authorized Signatory: KIRK KUESTER
Title: EXECUTIVE MANAGING DIRECTOR
VANCOUVER SALES

This Amendment/Addendum No. 3 shall be attached to and become a part of the Exclusive Sale Listing Agreement (the "Agreement") dated the 20th day of July, 2017, between The Owners, Strata Plan LMS 992 (the "Strata Corporation"), and Colliers Macaulay Nicolls Inc. (the "Brokerage").

Address: 3380 Vanness Avenue, Vancouver BC
(Joyce Place)

Legal Address: Strata Lots 1 - 63
District Lot 37 Strata Plan LMS992
together with an interest in the common property in proportion to the
unit entitlement of the strata lots as shown on Form 1

1) Extension of Term

Both parties hereby agree to extend the appointment of the Brokerage contained in clause 2 of the Agreement from "January 15, 2019" to "June 30, 2019".

Save as hereby amended, all of the terms and conditions of the Exclusive Sale Listing Agreement are hereby ratified and confirmed and shall be in full force and effect, and time remains of the essence thereof. This Amendment/Addendum shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns. This Amendment/Addendum may be executed and delivered in counterpart by facsimile or otherwise and each counterpart shall constitute an original and together shall constitute one and the same agreement.

By the Strata Corporation:
THE OWNERS, STRATA PLAN LMS 992

Per: [Signature]
Authorized Signatory: Samie Pennie
Title: President

Per: [Signature]
Authorized Signatory: Simon Dawson
Title: Vice President

By the Brokerage:
COLLIERS MACAULAY NICOLLS INC.

Per: [Signature]
Print Name of Authorized Signatory: _____
Title: _____
EXECUTIVE DIRECTOR
BRITISH COLUMBIA BROKERAGE

This Amendment/Addendum No. 4 shall be attached to and become a part of the Exclusive Sale Listing Agreement (the "Agreement") dated the 20th day of July, 2017, between The Owners, Strata Plan LMS 992 (the "Strata Corporation"), and Colliers Macaulay Nicolls Inc. (the "Brokerage").

Address: 3380 Vanness Avenue, Vancouver BC
(Joyce Place)

Legal Address: Strata Lots 1-63
District Lot 37 Strata Plan LMS 992
Together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1


1) Extension of Term


Both parties hereby agree to extend the appointment of the Brokerage contained in clause 2 of the Agreement from "June 30, 2019" to "February 28, 2021".

Save as hereby amended, all of the terms and conditions of the Exclusive Sale Listing Agreement are hereby ratified and confirmed and shall be in full force and effect, and time remains of the essence thereof. This Amendment/Addendum shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns. This Amendment/Addendum may be executed and delivered in counterpart by facsimile or otherwise and each counterpart shall constitute an original and together shall constitute one and the same agreement.

By the Strata Corporation:

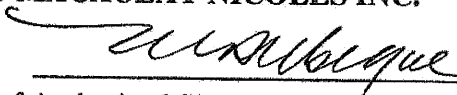
THE OWNERS, STRATA PLAN LMS 992

Per: 
Authorized Signatory: Jamie Renne
Title: Strata Council President

Per: 
Authorized Signatory: BRIAN YAN MAK
Title: STRATA COUNCIL TREASURER

By the Brokerage:

COLLIERS MACAULAY NICOLLS INC.

Per: 
Print Name of Authorized Signatory: Maury Dubuque
Title: Managing Broker
Colliers International

This **Amendment/Addendum No. 5** shall be attached to and become a part of the Exclusive Sale Listing Agreement (the "Agreement") dated the 20th day of July, 2017, between **The Owners, Strata Plan LMS 992 (the "Strata Corporation")**, and **Colliers Macaulay Nicolls Inc. (the "Brokerage")**.

Address: 3380 Vanness Avenue, Vancouver BC
(Joyce Place)

Legal Address: Strata Lots 1-63
District Lot 37 Strata Plan LMS 992
Together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1

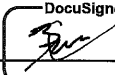
1) Extension of Term

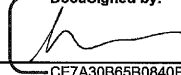
Both parties hereby agree to extend the appointment of the Brokerage contained in clause 2 of the Agreement from "February 28, 2021" to "February 28, 2022".

Save as hereby amended, all of the terms and conditions of the Exclusive Sale Listing Agreement are hereby ratified and confirmed and shall be in full force and effect, and time remains of the essence thereof. This Amendment/Addendum shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns. This Amendment/Addendum may be executed and delivered in counterpart by facsimile or otherwise and each counterpart shall constitute an original and together shall constitute one and the same agreement.

By the Strata Corporation:

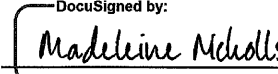
THE OWNERS, STRATA PLAN LMS 992

DocuSigned by:
Per: 
Authorized Signatory: Brian Yan Muk
Title: Council Member

DocuSigned by:
Per: 
Authorized Signatory: Simon Davison
Title: Council Member

By the Brokerage:

COLLIERS MACAULAY NICOLLS INC.

DocuSigned by:
Per: 
Print Name of Authorized Signatory: Madeleine Nicholls
Title: Managing Director

This is Exhibit "G1" referred to in the
affidavit of Brian Van Muk
sworn before me at New Westminster
this 1st day of September 2021

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

LMS 992: JOYCE PLACE

MARKETING REPORT #1



INTRODUCTION

This Marketing Report presents the work of Colliers in the marketing and possible sale of the Joyce Place property for the period August 1, 2017 to September 20, 2017. It is the first Marketing Report for this assignment, and subsequent Marketing Reports will be submitted on a monthly basis.

MARKETING ACTIVITIES

Throughout the summer, Colliers has been working to prepare the marketing materials for the property. This includes collecting relevant property information from the City of Vancouver and the Joyce Place council. In August, our professional photographer took photographs of your building as well as the surrounding area. The marketing materials will be distributed to a vast array of potential purchasers and used to showcase the many unique and desirable features of the property.

The property will be officially launched to the market on Thursday, September 21. At this point, all marketing materials will be made available to all owners. Please contact Jennifer Darling if you would like to receive a copy.

The marketing process includes:

- Creation of a marketing distribution list with over 1,600 prospective purchasers
- Preparation of a Property Brochure and Confidential Information Memorandum, these documents will be used to engage prospective purchasers and provide them with relevant property information and to ensure that developers and investors are aware of this unique opportunity
- Listing information will be publicly accessible through print marketing, online marketing, and exposure on the Colliers Canada website.
- Potential purchasers will also have the opportunity to tour the property throughout the coming month

Please note, your personal details will not be disclosed during the marketing process.

PROGRESS IN SOLICITATION OF OFFERS

- Creation and distribution of a "Teaser" Brochure to spark initial interest from select potential purchasers

COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
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www.collierscanada.com

HART BUCK
Personal Real Estate Corporation
Vice President
604 662 2646
hart.buck@colliers.com

JENNIFER DARLING
Associate
604 694 7271
jennifer.darling@colliers.com

LMS 992: JOYCE PLACE

NEWSLETTER #2



MARKETING ACTIVITIES

Colliers officially launched the marketing campaign for LMS 992 in September, 2017. The Colliers team worked diligently to ensure the Property was fully exposed to the market in preparation for the initial bid date of October 26th, 2017.

The Marketing Activities included:

- Electronic marketing distributed to approximately 1,500 prospective purchasers
- Property Brochure created to engage prospective purchasers
- Confidential Information Memorandum created to provide prospective purchasers with relevant property information
- Data room created to provide additional property and area information
- Online exposure through collierscanada.com (Listing #23249) which has received close to 700 views

Due to uncertainty of the Property's future use and achievable density within the Joyce-Collingwood Precinct Plan many prospective purchasers were cautious to commit to an offer under the structure used on previous Strata Wind-Ups. One bid was received prior to the bid date but at a value that the Strata Council felt it could not recommend to the owners. The Colliers team, with the approval of the Strata Council, recommended a modified form of Letter of Intent to account for the uncertainty from the City of Vancouver. Armed with the new form of offer, marketing activities once again commenced and included direct meetings with many developers who have been active in the Vancouver and Burnaby markets.

PROGRESS IN SOLICITATION OF OFFERS

In January 2018, Letters of Intent were solidified from two well known developers in the Vancouver market. The revised form of offer allowed these prospective purchasers to significantly increase the value beyond the offer on the initial bid date. On February 15, 2018, Council signed a negotiated Letter of Intent from Cressey Projects Corporation. This Letter of Intent will be transformed into a sale agreement and the sale will be subject to the approval of a minimum of 80% of the votes of the Strata Corporation.

NEXT STEPS

Please refer to the attached time line aimed to provide owners with an overview of the next steps in the potential wind-up process. If you have any additional questions, please don't hesitate to reach out to the Colliers team or your Strata Council.

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hart.buck@colliers.com

JENNIFER DARLING
Associate
604 694 7271
jennifer.darling@colliers.com

LMS 992: JOYCE PLACE

WIND-UP TIME LINE



WIND-UP PROCESS TIME LINE

The following time line has been prepared to provide owners with an overview of the next steps and key dates in the proposed sale and wind-up process.

- March 22, 2018: Information Meeting - to allow owners the opportunity to ask questions about the process thus far and proposed Letter of Intent
- March 27, 2018: Special General Meeting - to authorize a Special Levy for the legal expenses required to convert the Letter of Intent to a formal Purchase and Sale Agreement
- April 2018: Negotiation and finalization of Purchase and Sale Agreement
- June 2018: Purchaser's Due Diligence Condition (within 60 days of execution of the Agreement)
- July 2018: Special General Meeting - 80% vote to approve the sale and wind-up of the Strata Corporation including the terms of the Agreement and a additional resolutions including approving a Special Levy for legal expenses required to complete court application and wind-up process
- January 2019: Purchaser's Municipal Condition (within 180 days of successful 80% approval vote)
- March 2019: Court Approval and Vesting Order granted
- June 2019: Closing to be no later than 90 days after court approval

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LMS 992: JOYCE PLACE

MARKETING NEWSLETTER



March 5, 2018

MARKETING ACTIVITIES

Colliers officially launched the marketing campaign for LMS 992 in September, 2017. The Colliers team worked diligently to ensure the Property was fully exposed to the market in preparation for the initial bid date of October 26th, 2017.

The Marketing Activities included:

- Electronic marketing distributed to approximately 1,500 prospective purchasers
- Property Brochure created to engage prospective purchasers
- Confidential Information Memorandum created to provide prospective purchasers with relevant property information
- Data room created to provide additional property and area information
- Online exposure through collierscanada.com (Listing #23249) which has received close to 700 views

Due to uncertainty of the Property's future use and achievable density within the Joyce-Collingwood Precinct Plan many prospective purchasers were cautious to commit to an offer under the structure used on previous Strata Wind-Ups. One bid was received prior to the bid date but at a value that the Strata Council felt it could not recommend to the owners. The Colliers team, with the approval of the Strata Council, recommended a modified form of Letter of Intent to account for the uncertainty from the City of Vancouver. Armed with the new form of offer, marketing activities once again commenced and included direct meetings with many developers who have been active in the Vancouver and Burnaby markets.

PROGRESS IN SOLICITATION OF OFFERS

In January 2018, Letters of Intent were solidified from two well-known developers in the Vancouver market. The revised form of offer allowed these prospective purchasers to significantly increase the value beyond the offer on the initial bid date. On February 15, 2018, Council signed a negotiated Letter of Intent from Cressey Projects Corporation. This Letter of Intent will be transformed into a sale agreement and the sale will be subject to the approval of a minimum of 80% of the votes of the Strata Corporation.

NEXT STEPS

Your Strata Council has arranged an information meeting prior to the upcoming Special General Meeting. This meeting will provide owners with the opportunity to ask questions about the proposed offer and process so far.

If you have any additional questions, please reach out to your Strata Council or the Colliers team.

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Canada V6C 2R6
www.colliers.com

MAIN [+1 604 681 4111]
FAX [+1 604 661 0849]



May 11, 2018

Marketing Report
Joyce Place - LMS 992

This marketing report outlines the activities undertaken by Colliers International to generate activity within the local, national, and international market to fulfill our mandate under the Listing Agreement dated July 20, 2017 between LMS 992 and Colliers International.

Colliers recommended that we not launch the property marketing campaign until after the summer as many key players within our target audience are developers who spend large parts of the summer on vacation. In order to ensure the property received the full attention of the market with launched in early September with a bid date of Oct 26, 2017.

Property brochure was emailed to 1,500 qualified developers and investors, as well as featured on the Colliers Canada website and advertised in the Vancouver Sun and BIV.

Over the weeks following our marketing launch we received specific inquiries from the following groups who, upon execution of a Confidentiality Agreement received a detailed information package (CIM) and access to the online data room:

- Accorde Properties
- Anthem
- Cressey
- PC Urban
- Paterson Group
- Primex
- Strand
- Townline
- Ledingham McAllister
- Marcon
- Bold

Each of these groups were stepped through the details of the property in face to face meetings with the Colliers sales team. Furthermore Bold properties requested a tour of the building which occurred on October 23rd, 2017.

1st round of offers

On the October 26th bid date we received the following expressions of interest;



- Bold Properties sent an email stating that a written offer would be in the range of \$25,000,000 which they declined to formalize given it was so far away from our pricing guidance of greater than \$40 million;
- Cressey submitted a signed LOI at \$28,000,000

Feedback from the market included that there was significant risk that the City of Vancouver would not be prepared to amend the area plan and developers would be limited to the existing 3.5 FSR. This response from the market meant we needed to rethink our strategy and find a way to structure a deal that reduced buyer risk and in turn increased the price to be paid to the owners.

1. Base price of at least \$42,000,000 subject to a letter of inquiry to the City of Vancouver confirming an amendment to the area plan and the planning departments support for additional density.
2. Density trailer tied to FSR threshold at rezoning, beyond which the owners get X % of a net price per buildable after CAC's.

This proposal was primarily directed at purchasers with experience in negotiating with the City of Vancouver for both increased density and Community amenity contributions that would be required to achieve it. So we went back to the market with a new deal structure meant to offset risk and increase the land price.

2nd round of offers

Additional parties were targeted to seriously consider our new deal structure including;

- Wall Group
- Pacific Reach
- Westbank
- BCIMC
- Coromendel Properties
- Bosa Properties
- Concert
- Belford
- Westland
- Intrawest
- Beedie
- 1137086 BC Ltd.

Which generated a new Letter of Intent from;

- November 17th, 2018
- Second offer from Cressey at \$40,000,000 based on the new deal structure (as described above) with no density trailer.



- November 27th, 2017
- 1137086 BC Ltd (Chinese based Purchaser) at \$30,000,000, to which council offer a verbal counter at \$43,000,000 with density trailer. This group found our verbal counter offer too aggressive and withdrew from the discussion.

At this point it became clear that our best option was to enter into detailed negotiations with Cressey, focusing on price and the following deal terms;

- Density after which the trailer kicks in;
- Price per buildable square foot of density trailer and the ratio applicable to an increase in the purchase price;
- Free rent period and price per square foot during a rent-back period;
- Purchaser's contribution to legal strata's legal fees; and
- Consideration towards the operating businesses in the commercial strata lots

After many weeks of negotiations with Cressey on these important deal terms we received Cressey's final offer.

- January 25th, 2018
- Third offer from Cressey at \$40,000,000 with a density trailer such that owners would receive a second payment based on;
- [50% of any land lift in excess of 5.0 FSR based on a value of \$200 / sq ft FSR] minus [50% of the CAC, if any
- Up front loan of up to \$50,000 to help the with the strata's legal fees.

In early January we began a detailed discussions with Ledingham McAllister for what became a parallel negotiation with the similar process we were undertaking with Cressey, which ultimately lead to a final offer from Ledingham McAllister.

- January 30th, 2018
- One final offer from Ledingham McAllister at \$36,000,000 with no density trailer

If you have any questions based on the material presented in this letter, please reach out to the Colliers team.

Sincerely,

Hart Buck
Vice President

Jennifer Darling
Associate

This is Exhibit "H" referred to in the
affidavit of Brian Van Mak
sworn before me at New Westminster
this 1st day of September 2001.

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

Strata Plan LMS 992 – Joyce Place | Minutes of a Special General Meeting

Strata Plan LMS 992 – Joyce Place

Minutes of a Special General Meeting

HELD: On Wednesday, May 13, 2020 at 7:00 p.m. in the 2nd Floor Meeting Room, 3380 Vanness Ave, Vancouver BC

PRESENT: Sixty-three (63) owners, three (3) in person and sixty (60) by proxy, as per the registration sheet. G. Stephen Hamilton, Strata Lawyer for LMS 992, Hamilton & Co. was also present.

CALL TO ORDER, QUORUM REPORT: The meeting was called to order at 7:14 p.m. Brian Yan Muk, Strata Council Secretary, noted that with sixty-three (63) eligible votes, the quorum requirements set up in the bylaws have been met. Brian Yan Muk, Strata Council Secretary, would chair the meeting.

PROOF OF NOTICE OF MEETING: Brian Yan Muk, Strata Council Secretary, advised that the Notice of Meeting was issued in compliance with the Strata Property Act.

APPROVE THE AGENDA: MOTIONED by Brian Yan Muk, Strata Council Secretary and SECONDED by G. Stephen Hamilton, Strata Lawyer.

MOTION CARRIED, no objections

APPROVE THE MINUTES OF THE LAST GENERAL MEETING: MOTIONED by Brian Yan Muk, Strata Council Secretary and SECONDED by G. Stephen Hamilton, Strata Lawyer for LMS 992.

MOTION CARRIED, no objections

RESOLUTION #1

WHEREAS:

- A. The Owners, Strata Plan LMS 992 (the “Strata Corporation”) has entered into a Second Amended and Restated Purchase and Sale Agreement dated December 11, 2019 and amendments (collectively, the “Sale Agreement”) between the Strata Corporation as vendor and Intracorp Acquisition Co. Ltd. as purchaser (the “Purchaser”), with respect to the purchase of all of the lands and buildings comprising Strata Plan LMS 992, inclusive of all strata lots (collectively the “Strata Lands”).
- B. The owners of the strata lots comprising Strata Plan LMS 992 propose to voluntarily wind up the Strata Corporation with a liquidator in accordance with Division 2 of Part 16 of the Strata Property Act (the “Act”).
- C. Pursuant to section 277(1) of the Strata Property Act (the “Act”), an 80% vote resolution must be passed to approve the cancellation of a strata plan and the appointment of a liquidator.
- D. If this resolution is approved, the liquidator will complete the sale of the Strata Lands in accordance with the terms of the Sale Agreement, and will distribute the proceeds.

BE IT RESOLVED by an 80% vote of the Strata Corporation that:

1. Pursuant to sections 277 and 278 of the Act, the following is approved:
 - (a) the appointment of Crowe McKay LLP, as represented by Derek Lai, with an address for business at 1100-1177 West Hastings Street, Vancouver, BC, V6E 4T5, as the liquidator;
 - (b) the cancellation of the strata plan for Strata Plan LMS 992;

Strata Plan LMS 992 – Joyce Place | Minutes of a Special General Meeting

- (c) the dissolution of the Strata Corporation;
 - (d) the surrender to the liquidator of each owner's interest in:
 - (i) land shown on the strata plan;
 - (ii) land held in the name of or on behalf of the Strata Corporation, but not shown on the strata plan, and
 - (iii) personal property held by or on behalf of the Strata Corporation;
 - (e) the estimated costs of the winding up at \$250,000; and
 - (f) the interest schedule referred to in section 278 of the Act, which is appended to this resolution as Schedule 1-A.
2. This resolution will cease to have legal effect if the transaction contemplated in the Sale Agreement does not complete in accordance with the terms of the Sale Agreement.

Strata Lot 8 **MOVED** and Strata Lot 61 **SECONDED** to approve **Resolution #1** as presented

MOTION DEFEATED

Fifty (50) strata lots voted in favour of **Resolution #1** for a total of 50 votes.

Thirteen (13) strata lots voted against **Resolution #1** for a total of 15.5 votes.

Brian Yan Muk, Strata Council Secretary, reported there were insufficient votes to approve **Resolution #1**.

RESOLUTION #2 – $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS 992 to approve disposition of property by liquidator (Sections 96, 108 and 282(1) of the Strata Property Act) (TO BE VOTED ON ONLY IF RESOLUTION #1 IS APPROVED)

WHEREAS:

- A. By 80% vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the "Strata Corporation"), the owners of the strata lots comprising Strata Plan LMS 992 have approved the voluntary winding up of the Strata Corporation in accordance with Section 277 of the Strata Property Act (the "Act"), including the appointment of Crowe McKay LLP, as represented by Derek Lai, as liquidator (the "Liquidator");
- B. The owners wish to approve disposition by the Liquidator of lands comprising Strata Plan LMS 992, including Strata Lots 1 through 63 inclusive, in accordance with the Second Amended and Restated Purchase and Sale Agreement between the Strata Corporation and Intracorp Acquisition Co. Ltd. (the "Purchaser"), dated December 11, 2019 (the "Sale Agreement"); and the listing agreement between the Strata Corporation and Colliers Macaulay Nicolls Inc. (the "Listing Agreement"), (collectively the "Disposition");
- C. Pursuant to section 282 of the Act, before any land or personal property is disposed of, the Liquidator must obtain the approval of the disposition by a resolution passed by a $\frac{3}{4}$ vote at an annual or special general meeting, or the disposition is void; and

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Strata Corporation that:

- 1. Pursuant to section 282(2) of the Act, the Disposition is approved;
- 2. The terms, conditions, execution and delivery of each of the Sale Agreement and the Listing Agreement are approved and ratified; and
- 3. The Strata Corporation is authorized and directed to use the \$25,000 Extension Deposit and the \$75,000 First Deposit (to be paid by the Purchaser in accordance with the terms of the Sale

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Agreement) to pay for legal and liquidation costs, provided that the owners acknowledge that the Strata Corporation may call a future general meeting to approve a special levy for additional costs.

Resolution #1 was not approved therefore **Resolution #2** was not moved.

NO MOTION

Brian Yan Muk, Strata Council Secretary, reported we would not vote on **Resolution #2**.

RESOLUTION #3 – MAJORITY VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS992 - DIRECTION TO COUNCIL (Section 27 of the Strata Property Act) and $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS992 - TERMINATE THE AGENCY AGREEMENT (Section 39(1)(a) of the Strata Property Act) (TO BE VOTED ON ONLY IF RESOLUTION #1 AND RESOLUTION #2 ARE APPROVED)

WHEREAS:

- A. Pursuant to section 27 of the Strata Property Act (the "Act"), a strata corporation may direct the council in the exercise of its powers and performance of duties by a resolution passed by a majority vote at a general meeting. The Strata Corporation deems it advisable to direct the council, in light of Resolution #1 and Resolution #2, to cancel any contracts between the Strata Corporation and third parties, that are unrelated to the winding up, at a time to be determined by the strata council or the liquidator, as applicable, in each of their discretion.
- B. Pursuant to section 39(1)(a) of the Act, a strata corporation may terminate its management services contract on two months' notice if the cancellation is first approved by a resolution passed by a $\frac{3}{4}$ vote at an annual or special general meeting of the strata corporation. The Strata Corporation proposes to terminate the Agency Agreement between the Strata Corporation and 482258 B.C. Ltd. doing business as Dwell Property Management (the "Agency Agreement").

BE IT RESOLVED by a majority vote of the Strata Corporation pursuant to section 27 of the Strata Property Act that the Strata Corporation is authorized and directed to cancel any contracts between the Strata Corporation and third parties, that are unrelated to the winding up, at a time to be determined at the discretion of the strata council or the liquidator, as applicable.

AND BE IT RESOLVED by a $\frac{3}{4}$ vote of the Strata Corporation that the Strata Corporation is authorized to terminate the Agency Agreement on two (2) months' notice, with the timing of delivery of such notice at a time to be determined by the strata council or the liquidator, as applicable.

Resolution #1 and Resolution #2 were not approved therefore **Resolution #3** was not moved.

NO MOTION

Brian Yan Muk, Strata Council Secretary, reported we would not vote on **Resolution #3**.

RESOLUTION #4 – $\frac{3}{4}$ vote resolution to pay out the balance of the operating fund and contingency reserve fund (TO BE VOTED ON ONLY IF RESOLUTION #1, RESOLUTION #2, AND RESOLUTION #3 ARE APPROVED)

WHEREAS:

Strata Plan LMS 992 – Joyce Place | Minutes of a Special General Meeting

- A. By 80% vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the “Strata Corporation”), the owners of the strata lots comprising Strata Plan LMS 992 have approved the voluntary winding up of the Strata Corporation in accordance with Section 277 of the Strata Property Act (the “Act”), including the appointment of Crowe McKay LLP, as represented by Derek Lai, as liquidator (the “Liquidator”); and
- B. By a $\frac{3}{4}$ vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the “Strata Corporation”), the owners of the strata lots comprising Strata Plan LMS 992 approved disposition by the Liquidator of lands comprising Strata Plan LMS 992, including Strata Lots 1 through 63 inclusive, in accordance with the Second Amended and Restated Purchase and Sale Agreement between the Strata Corporation and Intracorp Acquisition Co. Ltd. (the “Purchaser”), dated December 11, 2019 (the “Sale Agreement”); and the listing agreement between the Strata Corporation and Colliers Macaulay Nicolls Inc. (the “Listing Agreement”), (collectively the “Disposition”).
- C. Section 20 of the Second Amended and Restated Purchase and Sale Agreement allows any balance in the operating fund or contingency reserve fund to be transferred by the Strata Corporation to the Strata Corporation’s solicitors on the Completion Date.

BE IT RESOLVED by a $\frac{3}{4}$ vote pursuant to Sections 96 and 97 of the Strata Property Act, that the Strata Corporation pay to the owners in accordance with unit entitlement, any funds remaining in the Strata Corporation’s operating fund and the contingency reserve fund, and that such payment be made by the liquidator after the Sale Agreement has been completed.

Resolution #1, Resolution #2, and Resolution #3 were not approved therefore **Resolution #4** was not moved.

NO MOTION

Brian Yan Muk, Strata Council Secretary, reported we would not vote on **Resolution #4**.

RESOLUTION #5 – $\frac{3}{4}$ vote resolution to approve a special levy to repair the townhouses [TO BE VOTED ON ONLY IF RESOLUTIONS #1 AND #2 ARE NOT APPROVED.]

WHEREAS:

- A. The City of Vancouver has sent a notice to the Strata Corporation that the townhouses constitute a potentially unsafe condition and a hazard to public safety. On October 7, 2019, the City of Vancouver issued an Order directing the Strata Corporation to correct the unsafe conditions.
- B. The Strata Corporation proposes to repair the townhouses (the “Work”).
- C. Attached as Schedule “5-A” is an order of magnitude report from Axiom Builders Inc. dated January 24th, 2020. In Section B, it estimates the total cost to repair the townhouses to be \$1,677,003 (the “Cost of the Work”), and the Strata Corporation proposes to add a contingency.

BE IT RESOLVED by a $\frac{3}{4}$ vote that:

1. The Strata Corporation cause the Work to be done.
2. To the extent that the Work constitutes a significant change to the use or appearance of the common property, such change is approved in accordance with Section 71 of the Strata Property Act.

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3. The Strata Corporation hereby approves a special levy in the amount of \$1,800,000 (the “Special Levy”). The Special Levy be assessed against the strata lots and allocated in accordance with unit entitlement of the strata lots as set out in Schedule “5-B” to this Resolution.
4. The Special Levy shall be due and payable on May 13, 2020, but for the purpose of convenience only, shall be delivered to the Strata Corporation by the owners of the strata lots not later than June 1, 2020. If an owner sells a strata lot before that strata lot’s share of the Special Levy is paid in full, that strata lot’s share of the Special Levy will become immediately due and payable.
5. The Special Levy shall be used to pay the Cost of the Work.
6. The Strata Corporation may charge interest on any part of the Special Levy which is not paid in accordance with this Resolution, at a rate of 10% per annum, compounded annually, not in advance, from the date when due until the date when paid.
7. Any two members of the Strata Council are authorized to execute and deliver those agreements and documents which relate to or are necessary in connection with the Work.

Strata Lot 32 **MOVED** and Strata Lot 61 **SECONDED** to approve **Resolution #5** as presented

MOTION DEFEATED

Thirty-seven (37) strata lots voted in favour of **Resolution #5** for a total of 36.9 votes.

Twenty-two (22) strata lots voted against **Resolution #5** for a total of 22.6 votes.

Four (4) strata lots abstained from **Resolution #5** for a total of 4 votes.

Brian Yan Muk, Strata Council Secretary, reported there were insufficient votes to approve **Resolution #5**

All proxies vote forms were given to G. Stephen Hamilton, Strata Lawyer for LMS 992, from Hamilton & Co. to hold for our records.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 7:32 PM.

Brian Yan Muk, Strata Council Secretary

...nis is Exhibit " I " referred to in the
affidavit of... Brian Van Muk
sworn before me at New Westminster
this... 1st day of September 2021.

.....
~~.....~~
A Commissioner for taking Affidavits
for British Columbia

MINUTES OF SPECIAL GENERAL MEETING
STRATA PLAN LMS992 Strata Corporation
JOYCE PLACE

HELD: July 11th, 2020 at 11:00 a.m. at the amenity room 3380 Vanness Ave VANCOUVER

PRESENT: As there are 63 strata lots, owners representing twenty-one (21) strata lots (1/3) were required to constitute quorum. At the time that the meeting was called to order there were a total of fifty two (52) present in person or by proxy, as per the registration sheet, quorum was established.

Attendees were positioned away from each other following social distancing guidelines.

AGENT: Leo Chan, Strata Manger (SM) Dwell Property Management

CALL TO ORDER: The meeting was called to order at 11:00 a.m.

FILING OF PROOF OF NOTICE OF MEETING &

It was MOVED and SECONDED to accept the Notice of Special General Meeting as proper notice which is in compliance with the requirement of the Strata Property Act.

CARRIED

APPROVAL OF AGENDA

It was MOVED and SECONDED to approve our Special General Meeting agenda.

An owner motioned to have the resolutions position swapped.

It was rejected by a majority vote by the owners.

It was then to MOVED and SECONDED again to approve our Special General Meeting agenda.

CARRIED

APPROVAL OF MINUTES OF PREVIOUS GENERAL MEETING

It was MOVED and SECONDED to approve the Special General Meeting minutes for the meeting held on May 13, 2020 as previously distributed.

CARRIED

¾ Resolution 1

Resolution 1	To raise a Special Levy to pay for expenditure to repair our townhouses not exceeding \$1,800,000
-------------------------	--

Any unused fund will be return owners base on unit entitlement.
Levy fund collected will be held in a separate trust bank account.

BACKGROUND:

On Oct 7th and Nov 18, 2019, the city of Vancouver has issued an UNSAFE ORDER (see attached)

On May 13, 2020, under Resolution 5 to raise a levy to repair our town house was defeated.

On May 26, 2020 Council issued an update:

4. Legal Action: At the advice of Stephen Hamilton, our strata lawyer, given the failed building sale vote and the failure to raise money to perform long-term repairs on the exterior of the townhouses, Council is exploring the following course of action:

- **Court Imposed Levy:** 62.7% of owners were in favour of raising \$1.8M. Section 173.2(b) of the Strata Property Act indicates that if we receive more than 50% but less than 75% of votes, Council has 90 days (until August 11, 2020) to apply to Supreme Court to MANDATE the special levy. Council is exploring this option.
- **Court Appointed Administrator:** An administrator is a person appointed by the court to perform some or all of a strata corporation's duties. Section 174 of the Strata Property Act indicates that the court may appoint an administrator if, in the court's opinion, the appointment is in the best interests of the strata corporation. Leo, our property manager has advised us that appointing an administrator will likely **DOUBLE** our monthly strata fees. Council is exploring this option - the following are the factors being considered by Council when applying for an administrator:
 - Is there a demonstrated inability to manage the strata corporation?
 - Is there substantial misconduct or mismanagement, or both, in relation to the affairs of the strata corporation?
 - Is the appointment of an administrator necessary to bring orders to the affairs of the strata corporation?
 - Is there a struggle within the strata corporation among competing groups that impedes or prevents proper governance of the strata corporation?
 - Will the appointment of an administrator have any reasonable prospect of bringing order to the affairs of the strata corporation?

References:

Oct 7, 2019 Unsafe order from the City of Vancouver
 Nov 18 2019 Unsafe order from the City of Vancouver
 May 13 2020 SGM minutes
 May 26, 2020 general update

¾ Vote Resolution 1 – To approve an expenditure of up to \$1,800,000 by a special levy to repair our town houses.

WHEREAS:

- A. The City of Vancouver has sent a notice to the Strata Corporation that the townhouses constitute a potentially unsafe condition and a hazard to public safety. On October 7, 2019, the City of Vancouver issued an Order directing the Strata Corporation to correct the unsafe conditions.
- B. The Strata Corporation proposes to repair the townhouses (the "Work").
- C. Attached as Schedule "1-A" is an order of magnitude report from Axiom Builders Inc. dated January 24th, 2020. In point B, it estimates the total cost to repair the townhouses to be \$1,677,003 (the "Cost of the Work"), and the Strata Corporation proposes to add a contingency.

BE IT RESOLVED by a ¾ vote that:

1. The Strata Corporation cause the Work to be done.

2. To the extent that the Work constitutes a significant change to the use or appearance of the common property, such change is approved in accordance with Section 71 of the Strata Property Act.
3. The Strata Corporation hereby approves a special levy in the amount of \$1,800,000 (the "Special Levy"). The Special Levy be assessed against the strata lots and allocated in accordance with unit entitlement of the strata lots as set out in Schedule "1-B" to this Resolution.
4. The Special Levy shall be due and payable on July 11, 2020, but for the purpose of convenience only, shall be delivered to the Strata Corporation by the owners of the strata lots not later than Sept 1st, 2020. If an owner sells a strata lot before that strata lot's share of the Special Levy is paid in full, that strata lot's share of the Special Levy will become immediately due and payable.
5. The Special Levy shall be used to pay the Cost of the Work.
6. The Strata Corporation may charge interest on any part of the Special Levy which is not paid in accordance with this Resolution, at a rate of 10% per annum, compounded annually, not in advance, from the date when due until the date when paid.
7. Any two members of the Strata Council are authorized to execute and deliver those agreements and documents which relate to or are necessary in connection with the Work.

END OF RESOLUTION #1

Summary of discussion

- 1) Owners suggested a Repair committee to be setup after the AGM on Aug 4th 2020. The committee shall report to the newly elected strata council. The committee is not an oversight but will work with council and provide update to owners.
- 2) Once bidding process concluded, Dwell will hold another information session meeting and disclose all bids to owners.
- 3) Strata council will select the winning bidder and will consider feedbacks from owners.
- 4) Another information session will be held with the winning bidder so owners can have a Q&A session.
- 5) Should the vote passes, strata manager will convey to council that a court appointment administrator is not desired.
- 6) Proposed Schedule by RDH and Strata Council

PROJECT TASK	ESTIMATED TIME	NOTES
Initial Assessment Report	July 2020	<ul style="list-style-type: none"> • On Wednesday June 17, Paul Good, Senior Project Engineer from RDH performed a non-invasive visual inspection on 4 townhouses (3362, 3368, 3370, 3372) and consulted with 3 townhouses (3364, 3366, 3374) on their concerns • An <i>Initial Assessment Report</i> on next steps to be provided to owners and a proposal for the <i>Limited BECA Report</i>. • Once we receive this report, RDH will meet with owners to outline next steps and answer questions
Limited BECA Report (Building	September 2020	<ul style="list-style-type: none"> • A potentially invasive inspection on the townhouses and parkade will be required to write a <i>Limited BECA Report</i>

Envelope Condition Assessment)		<ul style="list-style-type: none"> The <i>Limited BECA Report</i> will include a proposal for the <i>Design Options Report</i>
Design Options Report	December 2020	<ul style="list-style-type: none"> The <i>Limited BECA Report</i> will help inform the <i>Design Options Report</i>, which will outline options for repairs and new feature beyond the original construction (e.g. new designs, windows) Council will review all options with owners to determine the final scope and RDH will finalize the drawings and provide a scope of work. This is when we can receive bids from work.
Finalize Drawings	March 2021	<ul style="list-style-type: none"> Finalized drawings will take 2-3 months
Tender (Receive Bids From Contractors)	March 2021	<ul style="list-style-type: none"> Expected to receive upwards of 8 bids, council to narrow down to 3-4 and present options to owners Owners can suggest contractors to bid on the scope of work provided by RDH
Commence Work	April 2021	<ul style="list-style-type: none"> Townhouse owners can live in their units during construction.
Complete Work	September 2021	<ul style="list-style-type: none"> RDH will provide guidance on the timing and cost to budget for future maintenance.

- 7) Any unused amount will be returned to owners as per the strata property act if it is more than \$100 per unit. Amount smaller than \$100 per unit will be transferred to our CRF.

After Discussion, it was MOVED and SECONDED to vote on Resolution 1.

**CARRIED
39 IN FAVOUR
0 OPPOSED
13 ABSTENTIONS**

39/39 = 100% > 75%

Choose from 1 of 3 methods of payments.

1) Fill out the Pre-Authorized Payment Authorization Amendment Agreement and email / mail back to Dwell (see below) If you are on PAD already, simply email Dwell to authorise and settle your account.

2) Mail a cheque to Dwell

Dwell Property Management | 4311 Viking Way, Suite 170, Richmond, BC Canada V6V 2K9
Please make cheque payable to Strata Plan BCS3655 (indicate your unit #)

3) Visit Dwell's office and pay in cash / cheque

See Fee Schedule 1-B attached

LMS992 Pre-Authorized Payment Authorization
Amendment Agreement

DATE: _____

I/We acknowledge that monthly strata fees are currently being debited from my/our account by Dwell Property Management. Due to a special levy being passed, withdrawal is necessary in the amount of

Options:

A) I choose to pay the full amount: \$ _____

B1) This is payment #1 (15%) _____ due on Oct 1st 2020

B2) This is payment # 2 (15%) _____ due on Nov 1st 2020

B3) This is payment # 3(15%) _____ due on Dec 1st 2020

B4) This is payment # 4(15%) _____ due on Jan 1st 2021

B5) This is payment # 5 (20%) _____ due on Feb 1st 2021

B6) This is payment # 6 (20%) _____ due on Mar 1st 2021

I/We hereby request and authorize Dwell Property Management on behalf of the strata corporation to debit my account for a Special Levy payment as indicated above in addition to the regular monthly strata fee payment already being withdrawn from my account. A Special Levy withdrawal is a onetime charge as per the Special Resolution passed that authorizes the Special Levy.

Strata Plan: LMS992

Civic Address: _____

Owners Name: _____

Owners/Account holders Signature: _____

By signing this form, I/We understand that this document forms an amendment to my/our existing Pre-Authorized Payment Plan and I/We warrant that all persons whose signatures are required to sign on the account have signed this Amendment Agreement.

Owner can settle the full amount prior to Sept 1st 2020.

** All special levy fund will be collected into a newly created trust account.

¾ Resolution 2

Resolution 2	To raise a Special Levy to pay for expenditure to replenish contingency reserve fund
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WHEREAS:

The owners of LMS992 has spent \$115k from our CRF to repair our fire panel.

\$80k for the fire panel

Fire watch from May 7 to June 17, \$20k

Related Plumbing \$15k

BE IT RESOLVED by a ¾ vote that: by a 3/4 vote of the Owners, Strata Plan LMS992, at the special general meeting held July 11, 2020 to vote on a one time contribution to our CRF by special levy.

a) The special levy shall become due and payable in full immediately on passing of this resolution and any owner who sells, conveys or transfers his/her title, including a remortgage, shall pay the full amount outstanding.

b) The special levy is not considered an "installment" levy as contemplated by section 108(3)(e) of the Strata Property Act. As a matter of financial convenience only, owners may pay their special levy on or before Aug 1, 2020 as detailed in Schedule 2 of this resolution.

After Discussion, it was **MOVED** and **SECONDED** to vote on Resolution 2.

**CARRIED
51 IN FAVOUR
0 OPPOSED
1 ABSTENTIONS**

51/52 = 98% > 75%

Choose from 1 of 3 methods of payments.

1) Fill out the Pre-Authorized Payment Authorization Amendment Agreement and email / mail back to Dwell (see below) If you are on PAD already, simply email Dwell to authorise and settle your account.

2) Mail a cheque to Dwell

Dwell Property Management | 4311 Viking Way, Suite 170, Richmond, BC Canada V6V 2K9
Please make cheque payable to Strata Plan LMS992 (indicate your unit #)

3) Visit Dwell's office and pay in cash / cheque

See Fee Schedule A below: Due on July 2nd 2020

LMS992 Pre-Authorized Payment Authorization
Amendment Agreement (Levy 2)

DATE: _____

I/We acknowledge that monthly strata fees are currently being debited from my/our account by Dwell Property Management. Due to a special levy being passed, withdrawal is necessary in the amount of

Options:

A) I choose to pay the full amount: \$ _____

I/We hereby request and authorize Dwell Property Management on behalf of the strata corporation to debit my account for a Special Levy payment as indicated above in addition to the regular monthly strata fee payment already being withdrawn from my account. A Special Levy withdrawal is a onetime charge as per the Special Resolution passed that authorizes the Special Levy.

Strata Plan: LMS992

Civic Address: _____

Owners Name: _____

Owners/Account holders Signature: _____

By signing this form, I/We understand that this document forms an amendment to my/our existing Pre-Authorized Payment Plan and I/We warrant that all persons whose signatures are required to sign on the account have signed this Amendment Agreement.

Owner can settle the full amount prior to Aug 1 2020.

** All special levy fund will be collected into a newly created trust account.

TERMINATION

There being no further business, the meeting was terminated at 1:15 p.m.

All comments, concerns and suggestions for the strata council or management can be mailed, or emailed to:

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

leo.chan@dwellproperty.ca

****In case of emergency, stay calm and call the office main number at 604-821-2999,
and hit "5" to be connected to the 24/7 emergency call centre.
An attendant will be able to assist you.****

Schedule 1B Special Levy
Townhouses Repair

\$ 1,800,000

15% 15% 15% 15% 20% 20%

STRATA LOT	UNIT NO	UNIT ENTITLEMENT	Levy	October 1, 2020	November 1, 2020	December 1, 2020	January 1, 2021	February 1, 2021	March 1, 2021
1-TWNHSE	3362	1132	\$45,836.15	\$ 6,875.42	\$ 6,875.42	\$ 6,875.42	\$ 6,875.42	\$ 9,167.23	\$ 9,167.23
2-TWNHSE	3364	1275	\$51,626.40	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 10,325.28	\$ 10,325.28
3-TWNHSE	3366	1275	\$51,626.40	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 10,325.28	\$ 10,325.28
4-TWNHSE	3368	1275	\$51,626.40	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 10,325.28	\$ 10,325.28
5-TWNHSE	3370	1275	\$51,626.40	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 10,325.28	\$ 10,325.28
6-TWNHSE	3372	1275	\$51,626.40	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 10,325.28	\$ 10,325.28
7-TWNHSE	3374	1275	\$51,626.40	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 7,743.96	\$ 10,325.28	\$ 10,325.28
8-TWNHSE	3376	1133	\$45,876.64	\$ 6,881.50	\$ 6,881.50	\$ 6,881.50	\$ 6,881.50	\$ 9,175.33	\$ 9,175.33
9-RETAIL	3378	624	\$25,266.57	\$ 3,789.99	\$ 3,789.99	\$ 3,789.99	\$ 3,789.99	\$ 5,053.31	\$ 5,053.31
10-RETAIL	3382	894	\$36,199.22	\$ 5,429.88	\$ 5,429.88	\$ 5,429.88	\$ 5,429.88	\$ 7,239.84	\$ 7,239.84
11-RETAIL	3384	889	\$35,996.76	\$ 5,399.51	\$ 5,399.51	\$ 5,399.51	\$ 5,399.51	\$ 7,199.35	\$ 7,199.35
12	301	605	\$24,497.23	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 4,899.45	\$ 4,899.45
13	302	581	\$23,525.44	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 4,705.09	\$ 4,705.09
14	303	501	\$20,286.14	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 4,057.23	\$ 4,057.23
15	304	604	\$24,456.74	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 4,891.35	\$ 4,891.35
16	305	525	\$21,257.93	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 4,251.59	\$ 4,251.59
17	306	575	\$23,282.49	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 4,656.50	\$ 4,656.50
18	401	605	\$24,497.23	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 4,899.45	\$ 4,899.45
19	402	581	\$23,525.44	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 4,705.09	\$ 4,705.09
20	403	501	\$20,286.14	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 4,057.23	\$ 4,057.23
21	404	604	\$24,456.74	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 4,891.35	\$ 4,891.35
22	405	525	\$21,257.93	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 4,251.59	\$ 4,251.59
23	406	575	\$23,282.49	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 4,656.50	\$ 4,656.50
24	501	605	\$24,497.23	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 4,899.45	\$ 4,899.45
25	502	581	\$23,525.44	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 4,705.09	\$ 4,705.09
26	503	501	\$20,286.14	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 4,057.23	\$ 4,057.23
27	504	604	\$24,456.74	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 4,891.35	\$ 4,891.35
28	505	525	\$21,257.93	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 4,251.59	\$ 4,251.59
29	506	575	\$23,282.49	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 4,656.50	\$ 4,656.50
30	601	605	\$24,497.23	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 4,899.45	\$ 4,899.45
31	602	581	\$23,525.44	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 4,705.09	\$ 4,705.09
32	603	501	\$20,286.14	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 4,057.23	\$ 4,057.23
33	604	604	\$24,456.74	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 4,891.35	\$ 4,891.35
34	605	525	\$21,257.93	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 4,251.59	\$ 4,251.59
35	606	575	\$23,282.49	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 4,656.50	\$ 4,656.50
36	701	605	\$24,497.23	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 4,899.45	\$ 4,899.45

Schedule 1B Special Levy
Townhouses Repair

\$ 1,800,000

STRATA LOT	UNIT NO	UNIT ENTITLEMENT	Levy	15%	15%	15%	15%	20%	20%
				October 1, 2020	November 1, 2020	December 1, 2020	January 1, 2021	February 1, 2021	March 1, 2021
37	702	581	\$23,525.44	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 4,705.09	\$ 4,705.09
38	703	501	\$20,286.14	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 4,057.23	\$ 4,057.23
39	704	604	\$24,456.74	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 4,891.35	\$ 4,891.35
40	705	525	\$21,257.93	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 4,251.59	\$ 4,251.59
41	706	575	\$23,282.49	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 4,656.50	\$ 4,656.50
42	801	605	\$24,497.23	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 4,899.45	\$ 4,899.45
43	802	581	\$23,525.44	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 4,705.09	\$ 4,705.09
44	803	501	\$20,286.14	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 4,057.23	\$ 4,057.23
45	804	604	\$24,456.74	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 4,891.35	\$ 4,891.35
46	805	525	\$21,257.93	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 4,251.59	\$ 4,251.59
47	806	575	\$23,282.49	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 4,656.50	\$ 4,656.50
48	901	605	\$24,497.23	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 4,899.45	\$ 4,899.45
49	902	581	\$23,525.44	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 4,705.09	\$ 4,705.09
50	903	501	\$20,286.14	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 4,057.23	\$ 4,057.23
51	904	604	\$24,456.74	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 4,891.35	\$ 4,891.35
52	905	525	\$21,257.93	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 4,251.59	\$ 4,251.59
53	906	575	\$23,282.49	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 4,656.50	\$ 4,656.50
54	1001	605	\$24,497.23	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 3,674.58	\$ 4,899.45	\$ 4,899.45
55	1002	581	\$23,525.44	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 3,528.82	\$ 4,705.09	\$ 4,705.09
56	1003	501	\$20,286.14	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 3,042.92	\$ 4,057.23	\$ 4,057.23
57	1004	604	\$24,456.74	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 3,668.51	\$ 4,891.35	\$ 4,891.35
58	1005	525	\$21,257.93	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 3,188.69	\$ 4,251.59	\$ 4,251.59
59	1006	575	\$23,282.49	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 3,492.37	\$ 4,656.50	\$ 4,656.50
60	1101	1288	\$52,152.79	\$ 7,822.92	\$ 7,822.92	\$ 7,822.92	\$ 7,822.92	\$ 10,430.56	\$ 10,430.56
61	1102	1220	\$49,399.38	\$ 7,409.91	\$ 7,409.91	\$ 7,409.91	\$ 7,409.91	\$ 9,879.88	\$ 9,879.88
62	1103	1215	\$49,196.92	\$ 7,379.54	\$ 7,379.54	\$ 7,379.54	\$ 7,379.54	\$ 9,839.38	\$ 9,839.38
63	1104	1281	\$51,869.35	\$ 7,780.40	\$ 7,780.40	\$ 7,780.40	\$ 7,780.40	\$ 10,373.87	\$ 10,373.87

Schedule 2 Special Levy
Fire Panel Repair

\$ 115,000
01-Sep

STRATA LOT	UNIT NO	UNIT ENTITLEMENT	Levy
1-TWNHSE	3362	1132	\$2,928.42
2-TWNHSE	3364	1275	\$3,298.35
3-TWNHSE	3366	1275	\$3,298.35
4-TWNHSE	3368	1275	\$3,298.35
5-TWNHSE	3370	1275	\$3,298.35
6-TWNHSE	3372	1275	\$3,298.35
7-TWNHSE	3374	1275	\$3,298.35
8-TWNHSE	3376	1133	\$2,931.01
9-RETAIL	3378	624	\$1,614.25
10-RETAIL	3382	894	\$2,312.73
11-RETAIL	3384	889	\$2,299.79
12	301	605	\$1,565.10
13	302	581	\$1,503.01
14	303	501	\$1,296.06
15	304	604	\$1,562.51
16	305	525	\$1,358.15
17	306	575	\$1,487.49
18	401	605	\$1,565.10
19	402	581	\$1,503.01
20	403	501	\$1,296.06
21	404	604	\$1,562.51
22	405	525	\$1,358.15
23	406	575	\$1,487.49
24	501	605	\$1,565.10
25	502	581	\$1,503.01
26	503	501	\$1,296.06
27	504	604	\$1,562.51
28	505	525	\$1,358.15
29	506	575	\$1,487.49
30	601	605	\$1,565.10
31	602	581	\$1,503.01
32	603	501	\$1,296.06
33	604	604	\$1,562.51
34	605	525	\$1,358.15
35	606	575	\$1,487.49
36	701	605	\$1,565.10
37	702	581	\$1,503.01
38	703	501	\$1,296.06

Schedule 2 Special Levy
Fire Panel Repair

\$ 115,000
01-Sep

STRATA LOT	UNIT NO	UNIT ENTITLEMENT	Levy
39	704	604	\$1,562.51
40	705	525	\$1,358.15
41	706	575	\$1,487.49
42	801	605	\$1,565.10
43	802	581	\$1,503.01
44	803	501	\$1,296.06
45	804	604	\$1,562.51
46	805	525	\$1,358.15
47	806	575	\$1,487.49
48	901	605	\$1,565.10
49	902	581	\$1,503.01
50	903	501	\$1,296.06
51	904	604	\$1,562.51
52	905	525	\$1,358.15
53	906	575	\$1,487.49
54	1001	605	\$1,565.10
55	1002	581	\$1,503.01
56	1003	501	\$1,296.06
57	1004	604	\$1,562.51
58	1005	525	\$1,358.15
59	1006	575	\$1,487.49
60	1101	1288	\$3,331.98
61	1102	1220	\$3,156.07
62	1103	1215	\$3,143.14
63	1104	1281	\$3,313.88
		44454	\$ 115,000

This is Exhibit " J " referred to in the
affidavit of... Brian Yan Muk
sworn before me at New Westminster
this 1st day of September 2021.

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

PURCHASE AND SALE AGREEMENT

DATE: 11th January, 2021

BETWEEN: INTRACORP ACQUISITION CO. LTD. (the "Purchaser")

AND: THE OWNERS, STRATA PLAN LMS992 (the "Vendor")

1. BASIC TERMS

- (a) **Address of Purchaser:** INTRACORP ACQUISITION CO. LTD.
Suite 600 – 550 Burrard Street
Vancouver, BC V6C 2B5
- Attention: Evan Allegretto
- E-mail: EAllegretto@intracorphones.com
- With a copy to:
- Terra Law Corporation
2800 – 650 West Georgia Street
Vancouver, BC V6B 4N7
- Attention: Glenn Leung
- E-mail: gleung@terralawcorp.ca
- (b) **Address of Vendor:** THE OWNERS, STRATA PLAN LMS992
c/o Hamilton & Company
4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3
- Attention: Steve Hamilton and
Jennifer Neville
- E-Mail: shamilton@hamiltonco.ca and
jneville@hamiltonco.ca
- (c) **Vendor's Brokerage:** Colliers Macaulay Nicolls Inc.
- 19th Floor
200 Granville Street,
Vancouver, BC V6C 2R6
- Attention: Hart Buck and Jennifer Darling
- E-mail: Hart.Buck@colliers.com and
Jennifer.Darling@colliers.com

- (d) **Lands:**
- Municipal Address:** 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382 and 3384 Vanness Avenue, Vancouver, British Columbia
- Legal Description:** See Part I of Schedule A
- (e) **Purchase Price:** Forty One Million Four Hundred Thousand Dollars (\$41,400,000.00) being the total price for the Property (as defined in section 2)
- (f) **Deposits:**
- First Deposit:** Seventy Five Thousand Dollars (\$75,000)
- Second Deposit:** Two Million Nine Hundred Thousand Dollars (\$2,900,000)
- (the First Deposit and the Second Deposit are collectively referred to as the “**Deposit**”)
- (g) **Completion Date:** The date that is four (4) months after the later of (i) the date on which all of the Vendor’s Conditions (as defined in section 1 of Schedule B) are declared satisfied by the Vendor and (ii) the date on which all of the Purchaser’s Conditions (as defined in section 2 of Schedule B) are declared satisfied or waived by the Purchaser
- (h) **Purchaser’s First Condition Waiver Date** The date that is thirty (30) days after the execution and delivery of this Agreement by the Vendor and the Purchaser
- (i) **Purchaser’s Court Confirmation Condition Waiver Date** The date that is four (4) months after the date on which the Vendor’s Second Condition (as defined in section 1 of Schedule B) is satisfied, subject to extension in accordance with section 4 of Schedule B
- (j) **Purchaser’s Second Condition Waiver Date** The date that is eighteen (18) months after the date on which the Vendor’s Second Condition (as defined in section 1 of Schedule B) is satisfied, subject to extension in accordance with section 3 of Schedule B
- (k) **Vendor’s Second Condition Waiver Date:** The date that is six (6) months after the execution and delivery of this Agreement by the Vendor and the Purchaser

- (l) **Vendor's Third Condition Waiver Date** The date that is twelve (12) months after the date on which the Vendor's Second Condition (as defined in section 1 of Schedule B) is satisfied

Any reference in this Agreement to a basic term will be construed to include the provision set forth above as well as any additional terms and conditions of this Agreement where the basic term is more fully set forth.

2. PURCHASE AND SALE

- (a) The parties acknowledge and agree that:
- (i) this Agreement is being entered into by the Vendor pursuant to an intended voluntary winding-up of the Vendor with a liquidator pursuant to Division 2 or Division 3 of Part 16 of the *Strata Property Act* (British Columbia) (the "*Strata Property Act*") and the provisions of this Agreement will be interpreted so as to give effect to the sale and purchase of the Property pursuant to such winding-up; and
 - (ii) the Liquidator (as defined in subsection 11(a)) must be appointed to effect the voluntary winding-up of the Vendor and the sale and purchase of the Property as contemplated by this Agreement. In the event that the Vendor's Conditions (as defined in section 1 of Schedule B) are satisfied and the Liquidator is appointed by an 80% Resolution (as defined in paragraph 11(d)(i)) pursuant to section 277 of the *Strata Property Act*, the parties acknowledge and agree that this Agreement will be subject to review and comment by the Liquidator and its solicitors, and the parties agree to make such technical and procedural amendments to this Agreement as are reasonably requested by the Liquidator and its solicitors to facilitate the sale and purchase of the Property on the terms contemplated herein, so long as such amendments are not materially adverse to either party, and provided that the failure to make any such amendments will not affect the validity or enforceability of this Agreement, which will remain binding on the parties hereto.
- (b) In this Agreement:
- (i) "**Buildings**" means all buildings, structures and improvements on the Lands;
 - (ii) "**Permitted Encumbrances**" means the charges and encumbrances listed in Part III of Schedule A attached hereto;
 - (iii) "**Property**" means, collectively, the Lands and the Buildings; and
 - (iv) "**Strata Lots**", "**Common Property**", "**Residential Strata Lots**" and "**Commercial Strata Lots**" each have the meaning set out in Schedule A attached hereto.

- (c) The Vendor agrees to cause:
- (i) all of the right, title and interest of the Owners (as defined in section 11) in and to the Property to be transferred to and vested in the Liquidator; and
 - (ii) the Liquidator to sell and transfer the Property to the Purchaser,
- and the Purchaser agrees to purchase the Property from the Liquidator, in all cases free and clear of registered and unregistered legal notations, charges, liens, interests, claims, judgments, charges, caveats and encumbrances whatsoever save and except for the Permitted Encumbrances, for the Purchase Price and upon the terms and conditions in this Agreement.
- (d) The Purchaser and the Vendor confirm and agree that the Purchase Price and the Property include any washers, dryers, refrigerators, ovens, stoves and built-in dishwashers within any of the Strata Lots on the date hereof or on the Completion Date.

3. PURCHASE PRICE AND DEPOSITS

- (a) The Purchaser will pay the Purchase Price as follows:
- (i) as to the First Deposit, by payment thereof by the Purchaser to the Purchaser's solicitors within three business days after the execution and delivery of this Agreement, to be deposited and held by the Purchaser's solicitors in trust in an interest bearing account as a stakeholder on behalf of the parties (subject to subsection 3(c)), pending completion of the sale and purchase of the Property or other termination of this Agreement;
 - (ii) as to the Second Deposit, by payment thereof by the Purchaser to the Purchaser's solicitors within two business days after all of the Purchaser's Conditions and all of the Vendor's Conditions (each as defined in Schedule B) have been satisfied or waived, as applicable, to be deposited and held by the Purchaser's solicitors in trust in an interest bearing account as a stakeholder on behalf of the parties pending completion of the sale and purchase of the Property or other termination of this Agreement; and
 - (iii) as to the balance of the Purchase Price, subject to adjustment as provided in section 9, by payment of such amount by the Purchaser to the Liquidator upon the completion of the transfer of the Property to the Purchaser in accordance with the provisions of this Agreement.
- (b) The Deposit will be credited to the Purchase Price if the sale and purchase of the Property contemplated herein is completed in accordance with the terms hereof. The Deposit paid, together with all interest accrued thereon, will be forfeited to the Vendor if the Purchaser is in default of its obligation to complete the sale and purchase of the Property hereunder as liquidated damages (the parties hereby agreeing that such amount constitutes a genuine pre-estimate of damages) and as the Vendor's sole and exclusive remedy, or will be paid in full to the Purchaser, without prejudice to any other right or remedy of the Purchaser, in the event that the Purchaser elects to terminate this Agreement due to the Vendor being in default of its obligation to complete the sale and purchase of the Property hereunder. The foregoing clause will survive the termination of this Agreement.

- (c) Within five (5) business days after the Vendor's Second Condition is satisfied, the Purchaser will cause the Purchaser's solicitors to release the First Deposit to the Vendor, without conditions (subject to subsection 3(b)).
- (d) If any of the conditions precedent set out in Schedule B to this Agreement are not satisfied or waived in accordance with Schedule B, then:
 - (i) the Purchaser is not required to pay any further portion of the Deposit;
 - (ii) if, prior to such time, the First Deposit was released by the Purchaser's solicitors to the Vendor, then the First Deposit will be retained by the Vendor; and
 - (iii) all portions of the Deposit then held by the Purchaser's solicitors, together with all interest accrued on the Deposit, will be returned to the Purchaser, and the Purchaser's solicitors are hereby irrevocably directed by the Vendor and the Purchaser to forthwith repay the entire amount of the Deposit held in trust by the Purchaser's solicitors and accrued interest, in full, to the Purchaser without deduction.
- (e) For greater certainty, all portions of the Deposit (including, without limitation, any portions which are paid or released to the Vendor or paid to any third parties as contemplated herein) will be credited to the Purchase Price.

4. CONDITIONS PRECEDENT

The obligation of the parties to complete the purchase of the Property on the Completion Date is subject to and conditional upon the conditions precedent set out in Schedule B to this Agreement being satisfied or waived by the appropriate party or parties within the time or times specified therein.

5. PURCHASER'S DUE DILIGENCE

- (a) The Vendor will, within five business days after the execution and delivery of this Agreement by the Vendor and the Purchaser, deliver or cause to be delivered to the Purchaser true copies of all studies, tests, audits, surveys, investigations, reports (including depreciation reports and environmental, structural and mechanical reports), plans and service or maintenance records prepared or obtained since February 25, 2014 which are in the possession or control of the Vendor;
- (b) The Vendor will, within five business days after the execution and delivery of this Agreement by the Vendor and the Purchaser, deliver or cause to be delivered to the Purchaser all of the following which are in the possession or control of the Vendor (and, to the extent that any of the following are not within the possession or control of the Vendor, the Vendor will make best efforts and take all steps within its control to obtain and/or prepare, as applicable, and deliver same to the Purchaser by the foregoing date):
 - (i) true copies of all tenancy agreements, leases, offers to lease and other agreements in the nature of a tenancy or a right to occupy premises (including every addendum, amendment, extension, renewal or supplement thereto or thereof) relating to the Residential Strata Lots or the Common Property (collectively, the "**Residential Leases**");

- (ii) a list (the “**Residential Tenancy List**”) which sets out, for each Residential Strata Lot in the Property, whether or not the Strata Lot is occupied by a tenant and, if so, particulars regarding such tenant and the term of the tenancy, including whether there are any rental arrears and whether a rent repayment plan is in effect and the particulars thereof, certified correct by the Vendor to the best of its knowledge, information and belief as of the date of the Residential Tenancy List;
 - (iii) true copies of all tenancy agreements, leases, offers to lease and other agreements in the nature of a tenancy or a right to occupy premises (including every addendum, amendment, extension, renewal or supplement thereto or thereof) relating to the Commercial Strata Lots (collectively, the “**Commercial Leases**”);
 - (iv) a list (the “**Commercial Tenancy List**” and, together with the Residential Tenancy List, the “**Tenancy List**”) which sets out, for each Commercial Strata Lot in the Property, whether or not the Strata Lot is occupied by a tenant and, if so, particulars regarding such tenant and the term of the tenancy, certified correct by the Vendor to the best of its knowledge, information and belief as of the date of the Commercial Tenancy List; and
 - (v) a rent roll for each Commercial Lease, in each case certified correct by the Owner of the Commercial Strata Lot subject to such Commercial Lease.
- (c) The Purchaser agrees to maintain the confidentiality of all such documents and instruments so delivered (provided that, for greater certainty, such documents may be disclosed to the Purchaser’s consultants and advisors on a confidential basis), and to return all copies of the same to the Vendor forthwith if the conditions precedent set out in Schedule B attached hereto are not satisfied or waived within the time or times provided therein or if the Purchaser fails to complete its purchase of the Property.
- (d) The Vendor will permit the Purchaser and the Purchaser’s employees, engineers, agents and advisors to enter onto the Lands and the Buildings and carry out such inspections, tests, studies, surveys and investigations of the Property as the Purchaser may reasonably require. Any such inspections tests, studies, surveys and investigations will be carried out during normal business hours, will not unduly interfere with any owners, tenants or occupants of the Lands or the Buildings and will not injure the Lands or Buildings. The Purchaser agrees to provide no less than 24 hours’ notice of any intention to carry out inspections, tests, studies, surveys and investigations of the Property unless any such inspections, tests, studies, surveys and investigations require access to any of the Strata Lots, in which case no less than 7 business days’ notice will be provided by the Purchaser to permit the Vendor to comply with its notice requirements to the Owners pursuant to the Vendor’s bylaws (which requirements the Vendor will comply with immediately upon receipt of such notice from the Purchaser). The Purchaser will be responsible for and will indemnify the Vendor and/or any owners, tenants or occupants of the Building for all damages, costs, expenses resulting from property damage or injury caused by the Purchaser’s actions. This indemnity will survive completion of the purchase and sale of the Property hereunder or any earlier termination hereof.
- (e) The Vendor will execute, or cause to be executed, and return to the Purchaser or the Purchaser’s solicitors as soon as is reasonably possible all consents or letters of authority which it may be necessary for the Vendor to execute in order for the Purchaser to conduct

such due diligence searches or cause inspections or tests to be made with respect to the purchase of the Property as the Purchaser determines to be necessary, acting reasonably.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS

- (a) The Vendor hereby makes the representations and warranties set out in section 1 of Schedule C to this Agreement and the covenants set out in section 2 of Schedule C.
- (b) The Purchaser hereby makes the representations and warranties set out in section 3 of Schedule C attached hereto.

7. TAX

- (a) The Vendor hereby represents and warrants that the Liquidator (as defined in subsection 11(a)) will not, on the Completion Date, be a non-resident of Canada for the purposes of the *Income Tax Act* (Canada) (the "ITA"). The Vendor will cause the Liquidator to execute and deliver to the Purchaser, on or before the Completion Date, a certificate (the "**Liquidator's Residency Certificate**"), in a form required by the Purchaser, acting reasonably, which confirms, *inter alia*, that the Liquidator is not a non-resident of Canada for the purposes of the ITA as of the Completion Date.
- (b) The Vendor acknowledges and agrees that, if the Vendor or any Owner (as defined in subsection 11(a)) is a non-resident of Canada for the purposes of the ITA, the parties are required to comply with the provisions of section 116 of the ITA in regard to the sale of the Property. If the Vendor fails to deliver to the Purchaser on or before the Completion Date, a certificate or certificates issued by the Canada Revenue Agency or any successor thereto ("**CRA**") pursuant to subsection 116(4) of the ITA in respect of the sale of the Property ("**Certificate(s)**"), and the Purchaser determines, based on advice from its tax consultants, that it is required to withhold a portion of the adjusted Purchase Price in accordance with section 116 of the ITA, then the Purchaser's solicitors are irrevocably authorized and directed to hold back from the adjusted Purchase Price payable by the Purchaser hereunder such amount (the "**Withholding Amount**") as may be required to comply with the Purchaser's obligations under section 116 of the ITA and to pay to CRA the Withholding Amount or such lesser amount as CRA requires in order to issue the Certificate(s) to the Vendor, to pay the balance of the Withholding Amount, if any, to or as directed by the Vendor and to provide to the Purchaser a copy of the Certificate(s). Notwithstanding the foregoing, if the Certificate(s) are not available by the later of the date that the Withholding Amount is required to be submitted to CRA pursuant to section 116 of the ITA or such later date as may be permitted by CRA, the Purchaser's solicitors are hereby irrevocably authorized and directed to pay the entire Withholding Amount to CRA in accordance with section 116 of the ITA. The Vendor will, prior to the Completion Date, provide to the Purchaser evidence satisfactory to the Purchaser and the Purchaser's solicitors as to whether each Owner is or is not a non-resident of Canada and, for greater certainty, and without limiting the foregoing, the Purchaser's solicitors will be entitled to hold back the Withholding Amount in accordance with this subsection 7(b) with respect to any given Strata Lot if the Owner of such Strata Lot fails to execute and deliver to the Purchaser, on or before the Completion Date, a certificate (each, an "**Owner's Residency Certificate**"), in a form required by the Purchaser, acting reasonably, which confirms, *inter alia*, that such Owner is not a non-resident of Canada for the purposes of the ITA as of the Completion Date.

- (c) The Purchase Price does not include federal goods and services tax (“GST”) payable under the *Excise Tax Act* (Canada). The parties acknowledge and agree that the Property is a mixed-use property, comprising the Residential Strata Lots and the Commercial Strata Lots. Accordingly:
- (i) for the purpose of calculating the amount of GST payable, if any, the Purchaser and Vendor agree that the Purchase Price will be allocated between the Residential Strata Lots and the Commercial Strata Lots in accordance with the Interest Schedule (as defined in paragraph 11(d)(i));
 - (ii) with respect to the Residential Strata Lots, the Liquidator will provide a certificate (the “Vendor’s GST Certificate”), in the customary form, to the Purchaser on the Completion Date, certifying that the sale of the Residential Strata Lots is exempt from GST as a sale of used residential property; and
 - (iii) on the Completion Date, the Purchaser will pay to the Liquidator, as agent for Her Majesty the Queen in right of Canada, in addition to the Purchase Price, the amount of GST exigible, if any, in respect of the transactions contemplated in this Agreement or, if the Purchaser is registered with the Canada Revenue Agency (the “CRA”) for GST purposes on the Completion Date and provides a certificate (the “Purchaser’s GST Certificate”) to the Vendor on or before the Completion Date confirming the Purchaser’s registered status and the Purchaser’s registration number, then the Purchaser will not be required to pay such GST to the Liquidator and, instead, the Purchaser may self-assess such GST and account directly to the CRA.
- (d) The Vendor acknowledges that the Residential Strata Lots or the Owners may be subject to (i) speculation and vacancy tax (“Speculation Tax”) levied by the Province of British Columbia under the *Speculation and Vacancy Tax Act* (British Columbia), as may be amended or replaced from time to time and/or (ii) empty homes tax (the “Empty Homes Tax”) levied by the City of Vancouver (the “City”) under City of Vancouver Vacancy Tax Bylaw No. 11674, as may be amended or replaced from time to time. If any Residential Strata Lot or Owner is, in the Purchaser’s solicitors’ opinion, subject to the application of the Speculation Tax or the Empty Homes Tax, then the Purchaser’s solicitors are irrevocably authorized and directed to hold back from the adjusted Purchase Price payable by the Purchaser hereunder such additional amount as may be required to ensure that any Speculation Tax or Empty Homes Tax applicable to the period prior to the Completion Date is fully paid and satisfied and to pay such held back amount to the applicable governmental authority(ies) in satisfaction of such Speculation Tax and/or Empty Homes Tax.

8. COMPLETION DATE

The sale and purchase of the Property will be completed on the Completion Date.

9. ADJUSTMENTS

- (a) All usual adjustments of taxes, rates, local improvement assessments and other charges and all other costs normally adjusted for on a sale of property similar to the Property, both incoming and outgoing, will be made as of 12:01 a.m. on the Completion Date. The Vendor will receive the benefit of all income and will be responsible for all expenses

incurred in operating and maintaining the Property incurred for and attributable up to 11:59 p.m. on the day preceding the Completion Date and the Purchaser will receive the benefit of all income and be responsible for all expenses from and including the Completion Date. The Vendor will provide or cause to be provided to the Purchaser and the Purchaser's solicitors, promptly on request, any information required by them, acting reasonably, in order to prepare the statement of adjustments (the "**Statement of Adjustments**"). The Vendor acknowledges and agrees that the Vendor will not be entitled to an adjustment in respect of strata fees paid by Owners to the Vendor for the month in which this transaction completes.

- (b) If the final cost or amount of an item which is to be adjusted has not been determined as at the Completion Date, then an initial calculation or adjustment for such item will be made on the Completion Date, such amount to be estimated by the Purchaser and agreed by the Vendor, each acting reasonably, on the basis of the best evidence available as to what the final cost or amount of such item will be. In each case, when such cost or amount is determined (such determination to be made as soon as possible), or if any item is discovered which should have been adjusted but was not so adjusted, the Purchaser or the Vendor, as the case may be, will promptly, and in any event not later than thirty (30) days after determination, provide a complete statement thereof to the other and within thirty (30) days thereafter, the Vendor and the Purchaser will make a final adjustment as of the Completion Date for the item in question. If the Vendor and the Purchaser are unable to agree on the final cost or amount of an item, or the proper adjustment therefor, the same will be determined by independent auditors acceptable to the Vendor and the Purchaser, acting reasonably, with the cost of such auditors' determination being shared equally between the Vendor and the Purchaser. All final adjustments and re-adjustments must be identified within a period of one (1) year after the Completion Date, after which all adjustments, save for any identified within such period, will be final.
- (c) If there are any tenant inducements relating to the Commercial Leases that remain outstanding and unpaid by any Owner of a Commercial Strata Lot as of the Completion Date, such amount(s) will be adjusted in favour of the Purchaser.

10. RISK

The Property will be and remain at the Vendor's risk until the Transfer (as defined in subsection 15(a)) is filed for registration in the applicable Land Title Office (the "**Land Title Office**"), and the Vendor will hold all insurance policies and the proceeds thereof in trust for the parties as their respective interest may appear pending the Completion Date.

11. STRATA PLAN CANCELLATION

- (a) As of the date hereof, the Lands consist of the Strata Lots and the Common Property, and each Strata Lot is owned by a separate owner (collectively for all Strata Lots, the "**Owners**" and each an "**Owner**"). The Strata Lots and the Common Property are included in the Strata Plan (as defined in Schedule A). The Owners are members of a strata corporation under the *Strata Property Act* under the name "The Owners, Strata Plan LMS992" (the "**Strata Corporation**"). The parties intend that, prior to the Completion Date, a liquidator (the "**Liquidator**") will be appointed by the Vendor to cancel the Strata Plan and wind up the Strata Corporation in accordance with Division 2 or Division 3 of Part 16 of the *Strata Property Act* and that, on the Completion Date:

- (i) the Strata Plan will be cancelled in accordance with the *Strata Property Act*, upon which cancellation the Lands will consist of a single parcel, the title to which will vest in the Liquidator; and
- (ii) the Liquidator will transfer the Property to the Purchaser.

The Vendor and the Purchaser agree that the Purchaser will only be required to deal with the Liquidator and its solicitors in connection with completing the purchase and sale of the Property and that, except as provided in Schedule D, the Purchaser will not be required to deal directly with any of the Owners or their solicitors.

- (b) Subject to the Vendor's Conditions being satisfied, the Vendor will take such steps and do such acts as are required under the *Strata Property Act* in order to appoint the Liquidator and cause the Liquidator to cancel the Strata Plan and transfer title to the Property to the Purchaser, and, without limiting the generality of the foregoing, the Vendor will perform the obligations and do the acts set out below in this section 11.
- (c) Intentionally deleted.
- (d) At least five days prior to the Vendor's Second Condition Waiver Date, the Vendor will hold an annual or special general meeting (the "**General Meeting**") of the Strata Corporation for the purpose of passing such resolutions as may be required to give effect to the transaction contemplated herein, including, without limitation:
 - (i) a resolution (the "**80% Resolution**"), by 80% vote, pursuant to section 277 of the *Strata Property Act*, approving, *inter alia*, the appointment of the Liquidator to wind up the Strata Corporation, the cancellation of the Strata Plan, the dissolution of the Strata Corporation, the surrender to the Liquidator of each Owner's interest in the Property and any personal property held by the Strata Corporation on behalf of each Owner and an interest schedule (the "**Interest Schedule**") which complies with the requirements set out in the *Strata Property Act*, including section 278 thereof;
 - (ii) a resolution (the "**Transfer Resolution**"), by $\frac{3}{4}$ vote, pursuant to section 282 of the *Strata Property Act*, approving the transfer of the Property to the Purchaser in accordance with the terms and conditions of this Agreement; and
 - (iii) a resolution (the "**Approval Resolution**"), by $\frac{3}{4}$ vote, approving and ratifying the terms and conditions of this Agreement and the execution and delivery of this Agreement by the Vendor,

(the 80% Resolution, the Transfer Resolution and the Approval Resolution are collectively referred to herein as the "**Required Resolutions**").

- (e) Following the satisfaction of the Vendor's Second Condition, the Vendor will:
 - (i) within 60 days after the 80% Resolution is passed, apply to the Supreme Court, pursuant to section 278.1 or 285 of the *Strata Property Act*, for:
 - A. an order confirming the 80% Resolution (the "**Winding-Up Confirmation Order**"); and

- B. if, at such time, the Strata Corporation is unable to obtain any policy of insurance that it is required to obtain under the *Strata Property Act*, an order confirming that the Liquidator (in its capacity as the liquidator appointed to wind up the Strata Corporation) will have no liability as a result of the failure of the Strata Corporation to obtain or maintain any policy of insurance or, if the Supreme Court is not willing to grant such order, then an order delaying or varying the date by which the Liquidator must make the application required by Section 279 of the *Strata Property Act* (the “**Liquidator Order**”),

and thereafter the Vendor will make commercially reasonable efforts and take all steps that are within its control to cause the Supreme Court to hold, as soon as reasonably possible, a hearing for the purpose of issuing the Winding-Up Confirmation Order and, if applicable, the Liquidator Order;

- (ii) cause the Liquidator:

- A. no later than 30 days after the Winding-Up Confirmation Order is granted by the Supreme Court (or, if the Liquidator Order is granted, then no later than the later of the foregoing date and the date by which the Liquidator is required, pursuant to the terms of the Liquidator Order, to make the application required by Section 279 of the *Strata Property Act*), to apply to the Supreme Court, pursuant to section 279 of the *Strata Property Act*, for a vesting order (the “**Vesting Order**”), which, *inter alia*:
- a) confirms the appointment of the Liquidator;
 - b) vests in the Liquidator title to the Property for the purpose of selling the Property to the Purchaser pursuant to this Agreement and distributing the proceeds as set out in the Interest Schedule;
 - c) requires the Property to be vacant in accordance with section 13; and
 - d) directs the Land Title Office to cancel the Strata Plan and vest the Property in the Liquidator without requiring the discharge of any encumbrances from the Strata Lots or the Common Property or the extension of any financial encumbrances charging a Strata Lot over the balance of the Lands (it being understood that the Liquidator’s obligations pursuant to subparagraph 11(e)(ii)H will apply);
- B. upon receipt by the Liquidator of the Vesting Order, to not file or otherwise deal with the Vesting Order in any manner except in accordance with section 16, provided that if the Purchaser defaults in its obligation to complete the purchase of the Property pursuant to this Agreement, the Liquidator will no longer be bound by this obligation;
- C. to obtain the approval, pursuant to section 282 of the *Strata Property Act*, of the transfer of the Property to the Purchaser in accordance with the

terms and conditions of this Agreement by a resolution passed by a by $\frac{3}{4}$ vote at an annual or special general of the Strata Corporation which is held after the Liquidator is appointed;

- D. to execute the closing documents set out in section 15, as required;
 - E. on the Completion Date, to deposit a certified copy of the Vesting Order and the Interest Schedule (together, the “**Vesting Application**”) with the registrar under the *Land Title Act* (British Columbia) for the purpose of cancelling the Strata Plan and vesting in the Liquidator title to, *inter alia*, the Property, in accordance with section 16;
 - F. on the Completion Date, to transfer the Property to the Purchaser in accordance with section 16;
 - G. to provide such notifications as are required under section 280(3) of the *Strata Property Act*;
 - H. to arrange for the holders of financial encumbrances on title to the Lands to be paid out from the net sales proceeds due to the Vendor hereunder and clear title of such financial encumbrances in accordance with section 17; and
 - I. to distribute the net sale proceeds, after the pay-out and discharge of existing financial encumbrances and any other expenses or permitted deductions, to or as directed by the Owners in accordance with the Interest Schedule.
- (f) The Vendor will provide, and cause the Liquidator to provide, to the Purchaser timely, ongoing and fulsome updates and information with respect to the foregoing process, and, upon the request of the Purchaser, true copies of any notices, resolutions, approvals, applications, orders, instruments or other documents relating to the foregoing. Without limiting the foregoing, the Vendor will deliver to the Purchaser a copy of the notice, and all materials attached thereto, in respect of the General Meeting immediately following such notice being provided to the Owners. The Vendor will, and will cause the Liquidator to, provide drafts of all such notices, resolutions, approvals, applications, orders, instruments or other related documents to the Purchaser’s solicitors for review and comment, and will act reasonably in considering and, where possible or practical, incorporating such comments (if any) into such material before it is delivered or filed, as applicable.
- (g) The Vendor will do, and cause the Liquidator to do, all other acts and things, and execute and deliver such documents and instruments, as may be necessary in order to give effect to the foregoing.

12. 100% APPROVAL OF SALE

If, at any time prior to the granting of the Vesting Order, 100% of the Owners decide to sell their Strata Lots to the Purchaser, then the provisions of Schedule D will apply.

13. POSSESSION

The Purchaser will have vacant possession of the Property free and clear of registered and unregistered legal notations, charges, liens, interests, claims, judgments, charges, caveats, encumbrances and tenancies whatsoever save and except for the Permitted Encumbrances (subject to the provisions of this Agreement related to clearing title of the Owners' financial encumbrances and subject to section 14) immediately upon completion of the sale and purchase of the Property.

14. TENANCIES AND DELAYED POSSESSION

- (a) If a Residential Strata Lot is subject to a Residential Lease and such Residential Lease does not terminate prior to the Completion Date, then the Purchaser will, upon the completion of the purchase and sale of the Property, become the landlord under such Residential Lease pursuant to the Residential Lease Assignment (as defined in subsection 15(a)).
- (b) The terms and conditions in this subsection 14(b) apply only to those Residential Strata Lots which are occupied by the Owner thereof and which are not subject to a Residential Lease as of the Completion Date and do not apply to any other Strata Lots:
- (i) Notwithstanding section 13, any Owner of a Residential Strata Lot who executes and delivers to the Purchaser, on or before the Completion Date, an owner's agreement (the "**Owner's Agreement**"), in the form attached hereto as Schedule E, may, following the Completion Date, continue to remain in possession of the Owner's Strata Lot for a period (the "**Delayed Possession Period**") which ends no later than the date (the "**Delayed Possession Date**") which is twelve (12) months after the Completion Date, and the Purchaser will have vacant possession of such Owner's Strata Lot from and after the Delayed Possession Date. In such case, the applicable Owner must pay the Purchaser for each month or portion thereof that the Owner remains in possession of such Owner's Strata Lot during the Delayed Possession Period a monthly fee equal to the area in square feet of the Owner's Strata Lot (as shown on the Strata Plan) multiplied by \$2.00, which monthly fee is due and payable on the first day of each month.
 - (ii) An Owner may terminate his or her rights to remain in possession of such Owner's Strata Lot under this subsection 14(b) on 30 calendar days' written notice to the Purchaser.
 - (iii) The Liquidator will hold back from the Net Sale Proceeds (as defined in section 16) and retain in trust an amount equal to \$5,000 (each, a "**Delayed Possession Holdback**") for each Strata Lot to be occupied under an Owner's Agreement, and will not release any portion of the Delayed Possession Holdback except as contemplated in this paragraph 14(b)(iii). The Liquidator will deal with each Delayed Possession Holdback as follows:
 - A. If the Owner (or any other occupant) of a given Strata Lot occupied under an Owner's Agreement fails to vacate the Strata Lot on or before the vacancy date specified by the Owner's Agreement, then the Liquidator is hereby irrevocably authorized and directed to pay the full

amount of the Delayed Possession Holdback for such Strata Lot to the Purchaser forthwith after such vacancy date, and the Purchaser will be entitled to retain the full amount of the Delayed Possession Holdback for its sole benefit, and neither Owner nor the Vendor will be entitled to receive any portion of such Delayed Possession Holdback.

- B. In the event that (i) the Purchaser incurs any costs or expenses rectifying damage to any Strata Lot occupied under an Owner's Agreement which occurs during the Delayed Possession Period and which does not constitute reasonable wear and tear or (ii) any item(s) which are the Purchaser's property are removed or salvaged from any such Strata Lot by the Owner, the Owner's Family Member (as defined in the Owner's Agreement) or any other person permitted to do so by the Owner without the consent of the Purchaser, then the Liquidator is hereby irrevocably authorized and directed to pay to the Purchaser, from the Delayed Possession Holdback for such Strata Lot, the amount of such costs or expenses or the value of such item(s), as applicable, as determined by the Purchaser, acting reasonably, forthwith upon the written demand of the Purchaser.
- C. If the Owner (and all other occupants) of a given Strata Lot occupied under an Owner's Agreement vacate the Strata Lot on or before the vacancy date specified by the Owner's Agreement, then, at any time after the date that is 15 days after vacant possession of the Strata Lot is delivered to the Purchaser, the Liquidator may release the Delayed Possession Holdback (or the remaining balance thereof, if any, as applicable) to the Owner, provided that the Purchaser may, at any time during the Delayed Possession Period or during such 15 day post-vacancy period, give written demand for payment to the Liquidator pursuant to subparagraph 14(b)(iii)B, in which case the terms of subparagraph 14(b)(iii)B will apply to such Delayed Possession Holdback.
- (c) If a Commercial Strata Lot is subject to a Commercial Lease and such Commercial Lease does not terminate prior to the Completion Date, then the Purchaser will, upon the completion of the purchase and sale of the Property, become the landlord under such Commercial Lease pursuant to the Commercial Lease Assignment (as defined in subsection 15(a)).
- (d) The terms and conditions in this subsection 14(d) apply only to the Commercial Strata Lots which are occupied by the Owner thereof and which are not subject to a Commercial Lease as of the Completion Date, and do not apply to any other Strata Lots. Notwithstanding section 13, any Owner of a Commercial Strata Lot who executes and delivers to the Purchaser, on or before the Completion Date, a commercial tenancy agreement (the "**Commercial Tenancy Agreement**") in the Purchaser's standard form may, following the Completion Date, continue to occupy the Owner's Strata Lot as a tenant thereof pursuant to such Commercial Tenancy Agreement for a period which ends no later than the date (the "**Commercial Tenancy Expiry Date**") which is twelve (12) months after the Completion Date, and the Purchaser will have vacant possession of such Owner's Strata Lot from and after the Commercial Tenancy Expiry Date. The Commercial Tenancy Agreement for each such Commercial Strata Lot will include, *inter*

alia, the following terms and conditions and such other terms and conditions as the Purchaser may require, acting reasonably:

- (i) the tenant must vacate the Commercial Strata Lot on or before the Commercial Tenancy Expiry Date;
- (ii) the tenant of the Commercial Strata Lot must pay the Purchaser for each month or portion thereof that the tenant occupies the Commercial Strata Lot following the Completion Date a monthly rental fee equal to the area in square feet of the Commercial Strata Lot (as shown on the Strata Plan) multiplied by \$2.00, which monthly fee is due and payable on the first of each month;
- (iii) the tenant of the Commercial Strata Lot is responsible and will pay when due all costs and expenses relating to utilities, services, insurance and taxes, and any and all operating costs incurred the Purchaser in connection with the Commercial Strata Lot;
- (iv) the tenant of the Commercial Strata Lot is responsible for all maintenance and repairs relating to the Commercial Strata Lot and the Purchaser is not required to carry out any maintenance or repairs to the Commercial Strata Lot or the Property; and
- (v) the Commercial Strata Lot will not be used for any purpose other than the current use thereof.

15. DELIVERY OF CLOSING DOCUMENTS

- (a) On or before the Completion Date, the Vendor will cause the Vendor's solicitors or the Liquidator's solicitors to deliver to the Purchaser's solicitors the following items, duly executed by the Vendor and the Liquidator, as applicable, or such other parties as set out below and in registrable form whenever appropriate, to be dealt with in accordance with section 16:
 - (i) a Form A - Freehold Transfer (the "**Transfer**") conveying the Lands to or as directed by the Purchaser, duly executed by the Liquidator;
 - (ii) a Vendor's Statement of Adjustments prepared in accordance with section 9;
 - (iii) an assignment of all development rights in respect of the Property including, without limitation, all permits, licenses, plans, specifications, applications, studies, surveys, reports, approvals and all other documents and rights in respect of the Property;
 - (iv) an assignment of any subsisting warranties or guarantees in respect of the Property and any work performed in respect thereof;
 - (v) the following with respect to the Residential Leases;
 - A. an assignment to and assumption by the Purchaser of the interest of the Liquidator in all Residential Leases that have not been terminated as of the Completion Date (the "**Residential Lease Assignment**"); and

- B. directions to all tenants under the Residential Leases directing the tenants to pay future rental payments to the Purchaser (or as directed by the Purchaser) pursuant to the Residential Leases;
- (vi) the following with respect to the Commercial Leases;
- A. an assignment to and assumption by the Purchaser of the interest of the Liquidator in all Commercial Leases that have not been terminated as of the Completion Date (the “**Commercial Lease Assignment**”), including provision for continued responsibility of the respective owners of the Commercial Strata Lots for the landlord’s obligations and covenants under the Commercial Leases for the period prior to the Completion Date and an indemnity in favour of the Purchaser in respect of the landlord’s defaults occurring under the Commercial Leases during the period prior to the Completion Date, and an assumption by the Purchaser of all of the landlord’s obligations and covenants under the Commercial Leases for the period from and after the Completion Date and an indemnity from the Purchaser in favour of the Liquidator in respect of the landlord’s defaults occurring under the Commercial Leases during the period from and after the Completion Date; and
 - B. directions to all tenants under the Commercial Leases that have not been terminated effective on or before the Completion Date directing the tenants thereunder to pay future rental payments to the Purchaser (or as directed by the Purchaser) pursuant to the Commercial Leases;
- (vii) a certificate, dated as of the Completion Date, that certifies that the Vendor has complied with all of its obligations under this Agreement in all material respects and that each of the warranties and representations of the Vendor set out herein is true and accurate in all material respects on the Completion Date;
- (viii) the Vendor’s GST Certificate with respect to the Residential Strata Lots;
- (ix) the Liquidator’s Residency Certificate;
- (x) an Owner’s Residency Certificate from each Owner who is not a non-resident of Canada;
- (xi) a reference plan (the “**Reference Plan**”) of the single parcel comprising the Property, which Reference Plan will be prepared by a British Columbia land surveyor at the request of the Vendor, and the Vendor will submit a draft of the Reference Plan to the Purchaser at least fifteen (15) business days prior to the Completion Date for approval by the Purchaser, acting reasonably; and
- (xii) such further deeds, acts, things, certificates and assurances as may be requisite in the reasonable opinion of the Purchaser’s solicitors, the Vendor’s solicitors or the Liquidator’s solicitors for more perfectly and absolutely assigning, transferring, conveying and assuring to and vesting in the Purchaser, title to the Property free and clear of registered and unregistered legal notations, charges, liens, interests, claims, judgments, charges, caveats and encumbrances whatsoever save and except for the Permitted Encumbrances as contemplated herein.

- (b) On or before the Completion Date, the Purchaser will cause the Purchaser's solicitors to deliver to the Vendor's solicitors or the Liquidator's solicitors the following items, duly executed by the Purchaser and in registrable form whenever appropriate, to be dealt with in accordance with section 16:
- (i) the Purchaser's GST Certificate, if applicable;
 - (ii) any document referred to in section 15(a) which requires execution by the Purchaser; and
 - (iii) such further deeds, acts, things, certificates and assurances as may be requisite in the reasonable opinion of the Purchaser's solicitors, the Vendor's solicitors or the Liquidator's solicitors for more perfectly and absolutely effecting the matters contemplated hereunder.
- (c) All documents referred to in subsections 15(a) and 15(b) will be prepared by the Purchaser's solicitors to the extent that preparation is required, in a form satisfactory to the Purchaser and the Vendor and their respective solicitors, each acting reasonably, where applicable, in a form suitable for registration in the appropriate offices of public record. The Vendor and the Purchaser will each deliver to or cause to be delivered to the other all such further documents and assurances as may be reasonably required to give full effect to the intent and meaning of this Agreement.
- (d) Forthwith upon completion of the sale and purchase of the Property, the Vendor will deliver, or cause to be delivered, to the Purchaser all keys and like devices for the Buildings which are in the possession or control of the Vendor including, without limitation, master keys to all space located within the Buildings.

16. CLOSING PROCEDURE

- (a) On or before the Completion Date, the Purchaser will pay to the Purchaser's solicitors in trust the amount provided for in paragraph 3(a)(iii) of this Agreement, less the amount to be advanced to the Purchaser under any mortgage financing arranged by the Purchaser.
- (b) Forthwith following receipt by the Purchaser's solicitors of the payment pursuant to subsection 16(a) and the documents and items referred to in subsection 15(a) and receipt by the Vendor's solicitors or the Liquidator's solicitors of the documents and items referred to in subsection 15(b), on the Completion Date:
- (i) the Vendor will cause the Liquidator to file the Vesting Application and the Reference Plan in the Land Title Office (on an all-or-nothing basis together with the Transfer referred to in paragraph 16(b)(ii)); and
 - (ii) concurrently with, but subsequent in sequence to, the filing of the Vesting Application and the Reference Plan referred to in paragraph 16(b)(i), the Purchaser will cause the Purchaser's solicitors to file the Transfer in the Land Title Office, concurrently with any security documents applicable to any mortgage financing arranged by the Purchaser in connection with the purchase of the Property.
- (c) Forthwith upon the following being completed:

- (i) the filings referred to in subsection 16(b); and
- (ii) the Purchaser's solicitors being satisfied as to the Purchaser's title to the Lands after conducting a title search of the Lands disclosing only the following:
 - A. the existing title number(s) to the Lands;
 - B. the Permitted Encumbrances;
 - C. pending number(s) assigned to the Vesting Application, the Reference Plan and the Transfer;
 - D. any charges granted by the Purchaser or pending numbers assigned thereto; and
 - E. any charges with respect to which the Vendor's solicitors or the Liquidator's solicitors have extended undertakings regarding the discharge and release of the same as contemplated in section 17,

the Purchaser will cause the Purchaser's solicitors to:

- (iii) forthwith upon receipt by the Purchaser's solicitors of the proceeds of any mortgage financing arranged by the Purchaser in connection with the sale and purchase of the Property, deliver to the Vendor's solicitors or the Liquidator's solicitors a certified trust cheque for the balance due to the Liquidator (the "**Net Sale Proceeds**") in accordance with the Vendor's statement of adjustments approved by the Purchaser and the Liquidator; and
- (iv) release to the Purchaser all accrued interest on the Deposit,

and thereupon the Purchaser's solicitors will be entitled to release the documents and items referred to in subsection 15(a) to the Purchaser and the Vendor's solicitors and the Liquidator's solicitors will be entitled to release the documents and items referred to in subsection 15(b) to the Vendor or the Liquidator.

- (d) If there are any defects in connection with the filings referred to above, the parties agree to use best efforts to correct same to ensure full registration of the Vesting Application and the Transfer as soon as possible after the Completion Date.
- (e) The Vendor acknowledges that (i) the Purchaser may obtain mortgage financing from one or more lenders (each, a "**Purchaser's Lender**") for the purpose of completing the purchase of the Property from the Vendor pursuant to this Agreement and (ii) the Purchaser's Lender may, in its sole discretion, be unwilling to advance the loan proceeds from such mortgage financing to the Purchaser prior to (A) the Vesting Application, the Reference Plan and the Transfer being fully registered in the Land Title Office, (B) the Strata Plan being cancelled and (C) the title to a single parcel of land consisting of the Lands being raised in the Land Title Office with the Purchaser (or the entity to which the Purchaser directed title to the Lands to be conveyed) being disclosed as the registered owner of the Lands on a title search of the Lands (the foregoing requirements are collectively referred to herein as the "**Full Registration Requirements**"). Notwithstanding the procedure set out in subsection 16(c), in the event that any

Purchaser's Lender requires the Full Registration Requirements to be completed prior to advancing loan proceeds to the Purchaser, then the Purchaser will not be obligated to pay the Net Sale Proceeds until the Full Registration Requirements have been completed, and the procedure set out in subsection 16(c) will be interpreted and construed to give effect to the foregoing, and, for greater certainty, paragraph 16(c)(i) will be deemed to be amended to read "(i) the filings referred to in subsection 16(b) and the Full Registration Requirements;".

17. DISCHARGE OF VENDOR'S ENCUMBRANCES

The Purchaser acknowledges and agrees that, if the title to the Property is subject to any financial encumbrance on the Completion Date, the Vendor and the Liquidator will not be required to clear title of such financial encumbrance prior to the receipt of the net sales proceeds but the Vendor and the Liquidator will be obligated to do so within a reasonable time following receipt of the net sales proceeds and the Purchaser will cause its solicitors to pay the Net Sale Proceeds due under section 16 to the Vendor's solicitors or the Liquidator's solicitors in trust on their undertaking to the Purchaser's solicitors and, if required, the Purchaser's lender's solicitors (which undertaking will be in a form satisfactory to the Purchaser's solicitors and the Purchaser's lender's solicitors) to pay out and discharge any such financial encumbrance from title to the Property using the net sales proceeds and obtain and register a discharge thereof within a reasonable time.

18. FEES AND EXPENSES

- (a) The Vendor will be responsible for all costs and expenses relating to the approval by the Owners of the transfer of the Property to the Purchaser (including, without limitation, court costs and legal fees if applicable), the appointment of the Liquidator, the cancellation of the Strata Plan, the winding-up of the Strata Corporation and the clearing of title to the Property of any of the Owners' financial encumbrances and any other encumbrances that are not Permitted Encumbrances, and all documents relating to or required in connection with the foregoing (including the Winding-Up Confirmation Order, the Vesting Application and the Reference Plan) will be prepared, obtained and registered by and at the expense of the Vendor.
- (b) The Purchaser will be responsible for all of its costs and expenses relating to its purchase of the Property. Except as set out above, all documents as are necessary to complete the purchase of the Property will be prepared and registered by and at the expense of the Purchaser. In particular, the Purchaser will pay the expense of registering the Transfer, including any property transfer tax payable in connection therewith.

19. COMMISSION

- (a) The Vendor represents and warrants that it does not have an agency relationship in respect of the Property with any real estate broker other than the Vendor's Brokerage and Hart Buck and Jennifer Darling (together, the "**Vendor's Agents**") of the Vendor's Brokerage. The Vendor will be solely responsible for all real estate commission and applicable taxes thereon payable to the Vendor's Brokerage and the Vendor's Agents or any of them in respect of the transactions hereunder, and the Purchaser will have no obligation to pay any such real estate commission and the Vendor will indemnify and save the Purchaser harmless from any such payment.

- (b) The Purchaser represents and warrants that it does not have an agency relationship in respect of the Property with any real estate broker, and will indemnify and save the Vendor harmless from payment of any real estate commission to any real estate broker engaged by the Purchaser.

20. CONTINGENCY RESERVE FUND.

Notwithstanding that the Purchaser intends to purchase the Property, the Purchaser and the Vendor acknowledge and agree that the Purchaser will have no right to the funds maintained by the Vendor on account of the Vendor's operating fund or contingency reserve fund, and that all such monies may be:

- (a) transferred by the Vendor to the Vendor's solicitors on the Completion Date; or
- (b) held by the Vendor's strata management firm, with such funds to be used to pay any accounts of the Vendor due up to the Completion Date and subsequently disbursed to the Owners.

21. ANNOUNCEMENTS/CONFIDENTIALITY

Except as contemplated by subsections 2(b) and 2(c) of Schedule C or as otherwise may be necessary to disclose in order to hold the General Meeting in accordance with subsection 11(d) or to the BC Supreme Court to obtain the Winding-Up Confirmation Order or the Vesting Order, prior to the Completion Date, neither party will, without the prior written consent of the other party:

- (a) make any public announcement or statement with respect to; or
- (b) otherwise disclose to any person other than the party's potential lenders and/or legal/tax/accounting advisors,

the financial terms contained in this Agreement unless required or compelled to do so by law. For clarity, this provision does not prevent the Vendor from disclosing to the Owners the financial terms of this Agreement, or an Owner from disclosing to their lenders (existing or potential) and/or legal/tax/accounting advisors in which case an Owner must advise such lender or advisor of the confidential nature of the financial terms. Notwithstanding the foregoing, the Purchaser may disclose the financial terms contained in this Agreement to its consultants and advisors and such other persons as it may deem necessary in connection with the purchase of the Property, provided it does so on a confidential basis.

22. TENDER

Any tender of documents or money pursuant to this Agreement may be made upon the party being tendered or upon such party's solicitor or notary public, and money will be tendered only by solicitor's trust cheque or wire transfer except that any payment on account of the Deposit may be tendered by uncertified cheque.

23. ENTIRE AGREEMENT

This Agreement (including the Schedules attached hereto) constitutes the entire agreement between the parties in respect of the Property and supersedes all prior agreements and

understandings among the parties with respect to the matters herein, and it is understood and agreed that there are no representations, warranties or guarantees or promises affecting the Property or this Agreement except for those contained herein. It is further understood and agreed that there are no covenants, agreements, collateral agreements or conditions affecting the Property or this Agreement other than as expressed in writing in this Agreement.

For greater certainty, the parties confirm and agree that the purchase and sale agreement dated February 25, 2019 as amended from time to time, the amended and restated purchase and sale agreement dated May 21, 2019 as amended from time to time and the second amended and restated purchase and sale agreement dated December 11, 2019 as amended from time to time, each between the Vendor and the Purchaser with respect to the Property, terminated prior to the date hereof and are of no further force or effect.

24. TIME

Time will be of the essence hereof.

25. NOTICES

Any notice, certificate, consent, determination or other communication required or permitted to be given or made under this Agreement from either party to the other will be in writing and will be effectively given and made if given by either party or their respective solicitor and (i) delivered personally, (ii) sent by prepaid courier service, or (iii) sent by electronic communication, including electronic mail:

- (a) in the case of the Purchaser, to the addresses and the individuals set out in subsection 1(a); and
- (b) in the case of the Vendor, to either or both of the following:
 - (i) the address and the individuals specified for the Vendor set out in subsection 1(b); or
 - (ii) the address and either of the individuals specified for the Vendor's Brokerage set out in subsection 1(c).

Any such communication so given or made will be deemed to have been given or made and to have been received on the day of delivery if delivered, or on the day of sending by means of recorded electronic communication, provided that such day in either event is a business day and the communication is so delivered or sent prior to 5:00 p.m. (Vancouver time) on such day. Otherwise, such communication will be deemed to have been given and made and to have been received on the next following business day. Any party may from time to time change its address for receiving notices by notice to the other party given in the manner provided by this section 25.

26. GOVERNING LAW

This Agreement and the agreement resulting therefrom will be construed according to and governed by the laws of the Province of British Columbia.

27. BINDING EFFECT

This Agreement will enure to the benefit of and be binding upon the Vendor and the Purchaser and their representative administrators, successors and permitted assigns.

28. BUSINESS DAY

(a) In this Agreement, “**business day**” means a day other than a Saturday, Sunday, statutory holiday in British Columbia, Easter Monday or Boxing Day.

(b) If the date, latest date or deadline (each, a “**Specified Date**”) for:

- (i) waiver or satisfaction of any condition hereunder;
- (ii) payment or release of any amount hereunder; or
- (iii) performance or occurrence of any event, act or thing,

falls on a day which is not a business day, then the Specified Date will be, and will be deemed to be for all purposes hereunder, automatically extended to the next business day thereafter.

29. ASSIGNABILITY

The parties hereto expressly agree that the rights and interest of the Purchaser under this Agreement may be assigned without the Vendor’s consent, provided that upon any assignment of the rights and interest of the Purchaser under this Agreement: (i) the Purchaser will not be released from and will remain liable for all terms, covenants, conditions, representations, warranties, provisions and obligations (including releases and indemnities) of the Purchaser hereunder; and (ii) any assignee of the Purchaser’s interest hereunder will have the benefit of all covenants, representations, warranties and obligations (including releases and indemnities) of the Vendor hereunder, in each case without any further act or agreement being required on the part of the parties. The Purchaser may direct the Vendor to convey title to the Lands to an affiliate of the Purchaser (or to an affiliate of any partner of the Purchaser, if the Purchaser is a partnership) which, upon the completion of the purchase and sale of the Lands, will hold legal title to the Lands as nominee, agent and bare trustee for and on behalf of the Purchaser.

30. EXECUTION BY ELECTRONIC MEANS

This Agreement may be executed by the parties and transmitted by email or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had delivered an executed original Agreement.

31. EXECUTION IN COUNTERPARTS

This Agreement may be executed in any number of counterparts and all counterparts so executed (including those executed and delivered by e-mail or other electronic means), taken together, will be deemed to constitute one agreement.

32. ADDITIONAL CLAUSES

The additional clauses set out in the Schedules attached hereto are incorporated into and form part of this Agreement as fully as if they were set forth in the main body of this Agreement.

IN WITNESS WHEREOF the Purchaser and the Vendor have executed this Agreement as of the date first above written.

Signature page follows

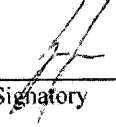
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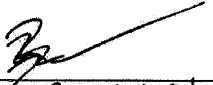
By the Purchaser:

INTRACORP ACQUISITION CO. LTD.

By: 
Authorized Signatory

By the Vendor:

THE OWNERS, STRATA PLAN LMS992

By: 
Name: **BRIAN YAN MUK**
Strata Council Member

By: 
Name: **PEARL CHEUNG**
Strata Council Member

SCHEDULE A

LANDS AND PERMITTED ENCUMBRANCES

I. LEGAL DESCRIPTION

The "Lands" means the parcel of land which results from the cancellation of the Strata Plan and which consists of all land shown on the Strata Plan.

For greater certainty, the Lands will include all of the lands and premises which are currently legal described as follows:

Strata Lots 1 to 63 (inclusive)
District Lot 37
Strata Plan LMS992

together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

(collectively, the "Strata Lots" and each a "Strata Lot")

- and -

The Common Property of Strata Plan LMS992

(the "Common Property").

II. RESIDENTIAL STRATA LOTS AND COMMERCIAL STRATA LOTS

In this Agreement:

(a) the "Commercial Strata Lots" means all of the commercial Strata Lots in the Property, being Strata Lots 9, 10 and 11, Strata Plan LMS992; and

(b) the "Residential Strata Lots" means all of the residential Strata Lots in the Property, being all of the Strata Lots other than the Commercial Strata Lots.

III. PERMITTED ENCUMBRANCES

The Property is subject to the following Permitted Encumbrances:

Legal Notations

1. None.

Charges, Liens and Interests

2. The subsisting exceptions or reservations or other rights contained or reserved to the Crown in the original grant from the Crown.

3. Any Residential Leases and any Commercial Leases which have not been terminated as of the Completion Date.

SCHEDULE B
CONDITIONS PRECEDENT

1. VENDOR'S CONDITIONS

The obligation of the Vendor to complete the sale of the Property on the Completion Date is subject to and conditional upon the following conditions precedent (each, a "Vendor's Condition" and together the "Vendors Conditions") being satisfied within the applicable times specified below:

- (a) not later than 5:00 p.m. (Vancouver time) on the Vendor's Second Condition Waiver Date, the Owners passing the Required Resolutions at the General Meeting (the "Vendor's Second Condition"); and
- (b) no later than 5:00 pm (Vancouver time) on the Vendor's Third Condition Waiver Date, the Vendor and the Liquidator, as applicable, obtaining the Winding-Up Confirmation Order and the Vesting Order (the "Vendor's Third Condition").

The Vendor's Conditions are for the sole benefit of the Vendor and may be declared satisfied in writing by the Vendor at any time up to and including the time specified above. If the Vendor fails to notify the Purchaser in writing of the satisfaction of the Vendor's Conditions by the applicable times specified above, then this Agreement will be null and void. In such event, the Deposit will be dealt with in accordance with subsection 3(d) of this Agreement, and thereafter neither party will have any further obligations to the other hereunder, except for (i) the obligation of the Purchaser to maintain the confidentiality of all disclosed documents and instruments delivered to it and to return all copies of such documents and instruments (ii) any other obligation of either party hereunder which is expressly stated to survive the termination of this Agreement.

The Vendor will act diligently and make all reasonable efforts to cause the Vendor's Conditions to be satisfied (including, without limitation, providing any required notices to the Owners and holding all required meetings of the Owners in accordance with the *Strata Property Act*), and will act reasonably and in good faith in determining whether the Vendor's Conditions have been satisfied. Notwithstanding anything else contained herein:

- (c) the Vendor's Second Condition will be deemed to be satisfied for all purposes hereunder if the Required Resolutions are each approved at the General Meeting by the required voting thresholds set out in subsection 11(d); and
- (d) the Vendor's Third Condition will be deemed to be satisfied for all purposes hereunder if the Winding-Up Confirmation Order and the Vesting Order are both granted by the Supreme Court.

In consideration of Canadian \$10.00 paid by the Vendor to the Purchaser and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Purchaser, the Purchaser will not revoke its offer to purchase the Property hereunder, except as may be permitted pursuant to any other provision included in this Schedule B, while such offer is subject to the Vendor's Conditions.

For greater certainty, the parties confirm and agree that the Vendors Conditions are the only conditions in favour of the Vendor hereunder and there is no "Vendor's First Condition" hereunder.

2. PURCHASER'S CONDITIONS

The obligation of the Purchaser to complete the purchase of the Property on the Completion Date is subject to and conditional upon the following conditions precedent (each, a "Purchaser's Condition")

and together the “Purchaser’s Conditions”) being satisfied or waived within the applicable times specified below:

- (a) not later than 5:00 p.m. (Vancouver time) on the Purchaser’s First Condition Waiver Date, the Purchaser being satisfied, in its sole and unfettered discretion, with the results of whatever searches, reviews and investigations the Purchaser, in its sole discretion, deems advisable with respect to the Property including, without limitation, the feasibility of the Purchaser purchasing and financing the purchase of the Property, state of title to the Property, the zoning for the Property, physical and engineering inspections of the Property, compliance with all applicable laws and regulations, any agreements with third parties affecting the Property or any improvements thereon, environmental audits, soil tests, any permitted encumbrances, all of the due diligence materials, the potential feasibility of successfully redeveloping and financing the redevelopment of the Property in a manner desired by the Purchaser, the potential assembly of neighbouring properties and any other matters of interest to the Purchaser with respect to the Property (the “Purchaser’s First Condition”);
- (b) not later than 5:00 pm (Vancouver time) on the Purchaser’s Court Confirmation Condition Waiver Date, the Vendor obtaining the Winding-Up Confirmation Order on terms and conditions satisfactory to the Purchaser in its discretion (the “Purchaser’s Court Confirmation Condition”); and
- (c) not later than 5:00 p.m. (Vancouver time) on the Purchaser’s Second Condition Waiver Date, the city council (the “City Council”) for the City having enacted a bylaw amending the area plan applicable to the Property which permits the rezoning and redevelopment of the Property in a manner satisfactory to the Purchaser in its sole and unfettered discretion (including, without limitation, as to the permitted form, uses and achievable density for the redevelopment of the Property and any requirements or restrictions which may be imposed in connection with such redevelopment) (the “Purchaser’s Second Condition”).

The Purchaser’s Conditions are for the sole benefit of the Purchaser and may be unilaterally waived or declared satisfied in writing in whole or in part by the Purchaser at any time up to and including the time specified above. If the Purchaser fails to notify the Vendor in writing of the satisfaction or waiver of all of the Purchaser’s Conditions by the time specified above, then this Agreement will be null and void. In such event, the Deposit will be dealt with in accordance with subsection 3(d) of this Agreement, and thereafter neither party will have any further obligations to the other hereunder, except for (i) the obligation of the Purchaser to maintain the confidentiality of all disclosed documents and instruments delivered to it and to return all copies of such documents and instruments and to indemnify the Vendor as set out in subsection 5(d) of this Agreement and (ii) any other obligation of either party hereunder which is expressly stated to survive the termination of this Agreement.

In consideration of Canadian \$10.00 paid by the Purchaser to the Vendor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Vendor, the Vendor will not revoke its agreement to sell the Property hereunder, except as may be permitted pursuant to any other provision included in this Schedule B, while such offer is subject to the Purchaser’s Conditions.

3. EXTENSION OF PURCHASER’S SECOND CONDITION WAIVER DATE

- (a) At any time on or before the Purchaser’s Second Condition Waiver Date, the Purchaser may, in its sole and unfettered discretion, elect to extend the Purchaser’s Second Condition Waiver Date by up to six (6) months to a later date (the “**Extended Purchaser’s Second Condition Waiver Date**”) determined by the Purchaser in its sole discretion.

- (b) The Purchaser is not required to exercise the extension right set out in subsection 3(a) of this Schedule B (the “**Condition Extension Right**”). In order to exercise the Condition Extension Right, the Purchaser must give written notice (the “**Condition Extension Notice**”) specifying the Extended Purchaser’s Second Condition Waiver Date to the Vendor on or before the Purchaser’s Second Condition Waiver Date, in which event the Purchaser’s Second Condition Waiver Date will be deemed to be extended to the Extended Purchaser’s Second Condition Waiver Date specified in the Condition Extension Notice for all purposes hereunder.
- (c) If the Purchaser exercises the Condition Extension Right in accordance with subsection 3(b) of this Schedule B, then, on or before the date that is five (5) business days after the date on which the Condition Extension Notice is delivered to the Vendor, the Purchaser will pay directly to the Vendor the amount of \$100,000 (the “**Extension Payment**”), which Extension Payment will, once paid, be non-refundable to the Purchaser (except in the event of a default by the Vendor of its obligations hereunder) and will not be applicable to the Purchase Price.

4. EXTENSION OF PURCHASER’S COURT CONFIRMATION CONDITION WAIVER DATE

- (a) The Purchaser may, in its sole and unfettered discretion and from time to time, at any time on or before the then-current Purchaser’s Court Confirmation Condition Waiver Date, elect to extend the Purchaser’s Court Confirmation Condition Waiver Date to a later date determined by the Purchaser in its sole discretion (each later date is referred to herein as an “**Extended Purchaser’s Court Confirmation Condition Waiver Date**”), provided that Purchaser is not permitted to extend the Purchaser’s Court Confirmation Condition Waiver Date beyond the Vendor’s Third Condition Waiver Date.
- (b) The Purchaser is not required to exercise the extension right set out in subsection 4(a) of this Schedule B (the “**Confirmation Condition Extension Right**”), and may exercise the Confirmation Condition Extension Right as many times as the Purchaser wishes to do so in its sole discretion. In order to exercise the Confirmation Condition Extension Right, the Purchaser must give written notice (the “**Confirmation Condition Extension Notice**”) specifying the Extended Purchaser’s Court Confirmation Condition Waiver Date to the Vendor on or before the then-current Purchaser’s Court Confirmation Condition Waiver Date, in which event the Purchaser’s Court Confirmation Condition Waiver Date will be deemed to be extended to the Extended Purchaser’s Court Confirmation Condition Waiver Date specified in the Confirmation Condition Extension Notice for all purposes hereunder.
- (c) Other than the amount of \$1.00 now paid by the Purchaser to the Vendor and other good and valuable consideration paid to the Vendor as consideration for the Confirmation Condition Extension Right, the receipt and sufficiency of which is hereby acknowledged by the Vendor, the Purchaser is not required to pay any further consideration to the Vendor in connection with any extension of the Purchaser’s Court Confirmation Condition Waiver Date pursuant to this section 4.

SCHEDULE C

COVENANTS, REPRESENTATIONS AND WARRANTIES

1. REPRESENTATIONS AND WARRANTIES

The Vendor hereby represents and warrants to the Purchaser as representations and warranties that are true at the date hereof and will be true at the time of completion and that are to continue and to survive the purchase of the Property by the Purchaser regardless of any independent investigations that the Purchaser may cause to be made and regardless of the satisfaction or waiver of any of the conditions precedent set out in Schedule B, that, subject to the limitations, if any, expressed herein:

- (a) subject to compliance by the Vendor with Division 2 of Part 16 of the *Strata Property Act*, the Vendor has the corporate authority and capacity to enter into this Agreement and to carry out and complete the transactions contemplated by this Agreement;
- (b) on the Completion Date:
 - (i) the transactions contemplated by this Agreement have been or will be duly and validly authorized by all requisite corporate proceedings of the Vendor, the Liquidator and the Owners; and
 - (ii) this Agreement constitutes, and all other documents and agreements to be delivered by the Vendor pursuant to this Agreement will constitute, legal, valid and binding obligations of the Vendor enforceable against the Vendor in accordance with their terms, subject only to equitable remedies being available only at the discretion of the courts;
- (c) subject to the terms of the Vesting Order, upon the filing of the Vesting Application in the Land Title Office, the Liquidator will be the sole legal and beneficial owner of the Property, subject to the provisions of the Vesting Application, free and clear of registered and unregistered legal notations, charges, liens, interests, claims, judgments, charges, caveats and encumbrances whatsoever save and except the Permitted Encumbrances (subject to the provisions of this Agreement related to clearing title of the Owners' financial encumbrances), and on the Completion Date the Liquidator will have, the full right and authority to sell the Property and to transfer and assign valid title to the Property to the Purchaser;
- (d) to the best of the Vendor's knowledge, there is no action or proceeding by way of expropriation, condemnation, judgment, execution or otherwise, pending or threatened, by which title to the Property or any part thereof may be affected;
- (e) to the best of the Vendor's knowledge, there is no claim, litigation or proceeding, pending or threatened, by or before any court, government agency, commission, department, board, officer or other authority having jurisdiction that pertains in any manner to the Property or the right of the Purchaser to own the Property or to receive benefits therefrom;
- (f) to the best of the Vendor's knowledge, information and belief, there are no tenancy agreements, leases, offers to lease and other agreements in the nature of a tenancy or a right to occupy premises relating to the Strata Lots, and no amendments, modifications,

extensions, renewals or terminations thereof, other than those described in the Tenancy List (as updated from time to time pursuant to paragraph 2(d)(vi) of this Schedule C); and

- (g) all documents and instruments required to be delivered or made available to the Purchaser hereunder will be complete and accurate in all material respects as of the date of such delivery or communication to the Purchaser.

The Vendor acknowledges that the Purchaser is relying on the foregoing representations, warranties, covenants and agreements in connection with the purchase by the Purchaser of the Property.

2. COVENANTS

The Vendor covenants and agrees with the Purchaser as follows:

- (a) From and after the date of this Agreement, the Vendor will cause the Property to be kept, repaired, and maintained to substantially the same condition and state of repair as of the date of this Agreement and to be insured at the Vendor's cost and expense so that on the Completion Date, the Purchaser will acquire the Property in substantially the same condition and state of repair as of the date of this Agreement, subject to reasonable wear and tear and save as otherwise provided for herein.
- (b) The Vendor hereby authorizes the Purchaser, at the Purchaser's own cost and expense, to enter into discussions and negotiations with the City or any other governmental authority and to make applications, in the name of the Vendor if required, for rezoning of the Lands or any permits or approvals required by the Purchaser in connection with any proposed development of the Lands. The Vendor will co-operate with the Purchaser in connection with any reasonable request made by the Purchaser in respect of any proposed rezoning or development of the Lands, including executing, upon request by the Purchaser, any applications, licenses, permits, consents, plans or other documentation required by the City or any other governmental authority in connection therewith, provided that the Purchaser will not, without the Vendor's consent, make any commitments which will result in any liability, or be otherwise prejudicial, to the Vendor if the transaction contemplated herein does not complete.
- (c) The Vendor will permit the Purchaser, subject to the Purchaser complying with all applicable bylaws, to erect signs on the Lands (including, without limitation, signs relating to any rezoning or permit applications or any development proposed to be constructed thereon) prior to the Completion Date.
- (d) The Vendor will make best efforts and take all steps which are within its control to:
 - (i) determine and advise the Purchaser which Residential Strata Lots are subject to tenancy agreements, and to obtain copies of the applicable tenancy agreements and provide the same to the Purchaser, in each case prior to the Purchaser's First Condition Waiver Date;
 - (ii) determine and advise the Purchaser which Commercial Strata Lots are subject to leases, and to obtain copies of the applicable leases and provide the same to the Purchaser, in each case prior to the Purchaser's First Condition Waiver Date;
 - (iii) from and after the date that is five (5) business days prior to the Purchaser's First Condition Waiver Date, prevent any Owner from entering into any new

Residential Lease, or modifying, amending, extending or renewing any Residential Lease, that would result in the term of any such Residential Lease (including any renewals or extension thereof) being for a period of time that would expire later than one year after the Completion Date;

- (iv) from and after the date that is five (5) business days prior to the Purchaser's First Condition Waiver Date, prevent any Owner from entering into any new Commercial Lease, or modifying, amending, extending or renewing any Commercial Lease;
- (v) obtain and deliver forthwith to the Purchaser copies of any Residential Lease or Commercial Lease, or any amendment, modification, extension, renewal or termination of any Residential Lease or any Commercial Lease, which is entered into after the date of this Agreement or which was not delivered pursuant to subsection 5(b) of this Agreement;
- (vi) advise the Purchaser of any change to the Tenancy List of which the Vendor becomes aware and, in such event, the Vendor will deliver an updated Tenancy List to the Purchaser, certified correct by the Vendor to the best of its knowledge, information and belief as of the date of such updated Tenancy List;
- (vii) deliver to the Purchaser, on or before the Completion Date, with respect to each Commercial Lease:
 - A. an updated rent roll for such Commercial Lease, certified correct as of the Completion Date by the Owner of the Commercial Strata Lot subject to such Commercial Lease; and
 - B. an estoppel certificate from, and executed by, the tenant under such Commercial Lease, in a form and confirming such information as may be reasonably required by the Purchaser and the Purchaser's lender; and
- (viii) assist and co-operate with the Purchaser in connection with any reasonable request made the Purchaser in connection with the Residential Leases or the Commercial Leases, including, without limitation, assisting the Purchaser in obtaining copies of all of all Residential Leases and Commercial Leases.
- (e) Following the satisfaction or waiver of the Vendor's Second Condition, the Vendor will use commercially reasonable efforts, or will cause the Liquidator to use commercially reasonable efforts, to obtain an order from a court of competent jurisdiction requiring Owners to produce copies of any leases or tenancy agreements in respect of the Strata Lots and prohibiting the Owners from entering into a new leases or tenancy agreement or modifying any existing lease or tenancy agreement, that would create, extend or renew the term of any such lease or tenancy, as the case may be, for a period of time that would expire later than one year after the Completion Date.

3. PURCHASER'S REPRESENTATIONS AND WARRANTIES

The Purchaser hereby represents and warrants to the Vendor as representations and warranties that, unless otherwise specified, are true at the date hereof and will be true at the time of completion and that are to continue and to survive the purchase of the Property by the Purchaser regardless of any independent investigations that the Vendor may cause to be made, that, subject to the limitations, if any, expressed herein:

- (a) the Purchaser has the corporate authority and capacity to enter into this Agreement and to carry out and complete the transactions contemplated by this Agreement;
- (b) on the Completion Date, the transactions contemplated by this Agreement have been or will be duly and validly authorized by all requisite corporate proceedings of the Purchaser, this Agreement constitutes, and all other documents and agreements to be delivered by the Purchaser pursuant to this Agreement will constitute, legal, valid and binding obligations of the Purchaser enforceable against the Purchaser in accordance with their terms, subject only to equitable remedies being available only at the discretion of the courts; and
- (c) all documents and instruments required to be delivered or made available to the Vendor hereunder will be complete and accurate in all material respects as of the date of such delivery or communication to the Vendor.

The Purchaser acknowledges that the Vendor is relying on the foregoing representations and warranties in connection with the purchase by the Purchaser of the Property.

SCHEDULE D

TERMS OF 100% APPROVAL

1. The parties acknowledge and agree that the procedures associated with the Vendor's Second Condition and the Vendor's Third Condition are necessary to effect a sale of land within a strata plan where 80% or more, but less than 100%, of the owners of strata lots wish to appoint a liquidator to wind up the Vendor as a strata corporation under the *Strata Property Act* and sell the land within the strata plan. If, at any time before the granting of the Vesting Order, 100% of the Owners decide that they wish to sell their Strata Lots to the Purchaser pursuant to the terms of this Schedule D, and the Vendor issues a notice in writing (the "**100% Sale Notice**") to the Purchaser that the Owners so wish to proceed, the winding-up process described in section 11 of this Agreement (the "**Winding-Up Process**") will be suspended or will not be used to complete the sale and purchase of the Property and, instead, the Vendor and the Purchaser, each acting reasonably and in good faith, will have until the date (the "**Template Settlement Date**") that is thirty (30) days after the date on which the 100% Sale Notice is issued by the Vendor to the Purchaser to settle a template form of contract of purchase and sale (the "**Template Strata Lot Contract**") that will be used for the sale of the individual Strata Lots. The Template Strata Lot Contract will:
 - (a) not include any conditions precedent for the benefit of the Vendor or the Purchaser, save and except for the Purchaser's Conditions set out in section 2 of Schedule B, if such conditions have not been waived or satisfied by the Purchaser, and the closing condition referred to in subsection 1(f) of this Schedule D;
 - (b) provide that no Owner will enter into a tenancy agreement in respect of such Owner's Strata Lot that is not a month-to-month tenancy or that provides for a fixed term ending later than one year after the Completion Date;
 - (c) require the Owner to provide to the Purchaser a copy of any tenancy agreements relating to such Owner's Strata Lot;
 - (d) require the Owner to use the same lawyer or notary as selected by the strata council of the Vendor in respect of the purchase and sale of the Strata Lot as the Owners of all of the other Strata Lots;
 - (e) provide that it will terminate and be of no further force or effect in accordance with section 3 of this Schedule D;
 - (f) the completion date will be as set out in section 4 of this Schedule D, provided that it will be a condition of closing for the benefit of the Purchaser that all Individual Strata Lot Contracts (as defined below) must complete on the same date and the Purchaser will have the right, in its sole discretion, to extend the completion date to ensure that all completions occur on the same date or, where subsections 3(b) or 3(c) of this Schedule D applies, to terminate all of the Individual Strata Lot Contracts, in which case the Winding-Up Process will be resumed in accordance with section 2 of this Schedule D; and
 - (g) provide that if any Owner of a Strata Lot is a member of the strata council of the Vendor, such Owner will deliver a resignation of such position, effective as of the date of completion of the purchase and sale of such Strata Lot, as a closing document.

2. If, in accordance with section 1 of this Schedule D, the Vendor and the Purchaser have settled the Template Strata Lot Contract, then the Vendor will deliver to the Purchaser an individual contract of purchase and sale for each Strata Lot signed by the applicable Owner (each, an "**Individual Strata Lot Contract**") on or before the date (the "**Individual Contract Execution Deadline**")

that is thirty (30) days after the Template Settlement Date. Each Individual Strata Lot Contract will be in the form of the Template Strata Lot Contract with the name of the applicable Owner, address and legal description of the applicable Strata Lot completed, the proportionate share of the Purchase Price payable to the Owner of the Strata Lot in accordance with the Interest Schedule allocated as the purchase price for such Strata Lot and the same proportionate share of the Deposit allocated as a deposit under such Individual Strata Lot Contract and, if the Vendor does so, the Vendor will also execute and lodge with the Owners' solicitor or notary a Form A – Freehold Transfer for each Strata Lot (each, an “**Individual Transfer**”). The Individual Transfers will be prepared by the Purchaser's solicitors and provided to the Owners' solicitor or notary on or before ten (10) days after the Template Settlement Date. Upon receipt of the Individual Strata Lot contracts completed in accordance with the foregoing and signed by each Owner together with written confirmation from the Owners' solicitor or notary that he or she is holding the executed Individual Transfers for all of the Strata Lots in the Property on his or her undertaking to the Purchaser's solicitor to deliver the same to the Purchaser's solicitors in accordance with the provisions of the Individual Strata Lot Contracts (the “**Confirmation and Undertaking**”), the Purchaser will promptly sign and return the Individual Strata Lot Contracts to the Owners' solicitor or notary (with a copy to the Vendor's solicitor) (but will be deemed to have accepted the same whether or not it has actually signed and returned them) and the Winding-Up Process will (except as otherwise herein provided) be suspended and will not be used to complete the sale and purchase of the Property except that the Vendor will make the application for the Winding-Up Confirmation Order in accordance with paragraph 11(e)(i) of this Agreement within the time therein provided but will not otherwise pursue such application unless the Winding-Up Process resumes as hereinafter provided.

3. In the event that:

- (a) notwithstanding section 1 of this Schedule D, the Vendor and the Purchaser, each acting reasonably and in good faith, are unable to finalize the terms of the Template Strata Lot Contract by the Template Settlement Date;
- (b) notwithstanding section 2 of this Schedule D, Individual Strata Lot Contracts for all of the Strata Lots in the Property are not executed and delivered to the Purchaser, the Individual Transfers are not executed and delivered to the Owner's solicitor or notary, and the Purchaser's solicitor has not received by the Confirmation and Undertaking, in each case, on or before the Individual Contract Execution Deadline; or
- (c) any Owner advises the Vendor or the Purchaser that he or she will not complete the sale of such Owner's Strata Lot to the Purchaser in accordance with the applicable Individual Strata Lot Contract, or if any Owner otherwise fails to complete the sale of such Owner's Strata Lot to the Purchaser in accordance with the applicable Individual Strata Lot Contract (except where the sale of any other Owner's Strata Lot to the Purchaser has already completed), or all of the Individual Strata Lot Contracts do not complete on the same date whether or not the Purchaser elects in its discretion to extend any such closings, and, in any such case, the Purchaser gives written notice terminating the Individual Strata Lot Contracts to the Vendor with copies to each of the Owners,

then the Winding-Up Process will be resumed, this Agreement will remain binding upon the Vendor and the Purchaser in full force and effect, unamended, and all of the Individual Strata Lot Contracts will terminate and be of no further force or effect.

4. The closing of the purchase and sale of the Strata Lots pursuant to the Individual Strata Lots Contracts executed and delivered pursuant to section 2 of this Schedule D will occur on the later of (i) the date on which Individual Strata Lot Contracts are entered into for all of the Strata Lots and (i) the date that is twelve (12) months after all of the Purchaser's Conditions have been satisfied or waived.

5. In the event that the closing of the purchase and sale of the Strata Lots proceeds as contemplated by this Schedule D:
- (a) to the extent that the Deposit has not been paid, the Deposit will be payable to the Purchaser's solicitors to be held by the Purchaser's solicitors in trust in an interest-bearing account on behalf of the parties on the later of (i) the date on which the Purchaser's Conditions are satisfied or waived by the Purchaser; and (ii) the date that is five (5) business days after Individual Strata Lot Contracts for all of the Strata Lots in the Property are executed and delivered to the Purchaser;
 - (b) the Purchaser will be responsible for the cancellation of the Strata Plan and the winding-up of the Strata Corporation, at the Purchaser's own cost and expense, following the completion of the purchase and sale of all of the Strata Lots pursuant to the Individual Strata Lot Contracts provided that the Vendor will be responsible for payment of all liabilities of the Strata Corporation due up to the Completion Date and the Purchaser will be credited with any expenses due by the Strata Corporation under any service contracts and/or property management agreements up to the Completion Date. If requested by the Purchaser, the Vendor will cancel all service contracts and property management agreements prior to the Completion Date at its own costs and expense;
 - (c) each Owner is entitled to receive from the Strata Corporation, which amount will be paid by the Strata Corporation on closing, such Owner's proportionate share of the funds remaining in the Strata Corporation's operating fund, contingency reserve fund and, if any, special levy funds after all financial obligations of the Strata Corporation up to and including the Completion Date have been met. For certainty, the Strata Corporation's financial obligations up to and including the Completion Date include the payment of the accounts of the Strata Corporation's legal advisors in respect of the transaction contemplated by this Agreement, including this Schedule D, as well as the legal/notarial transaction costs of the Owners to transfer their interests in their Strata Lots to the Purchaser (including legal/notarial costs associated with discharging any registered charges against an Owner's Strata Lot). Each Owner will not be entitled to an adjustment in respect of strata fees paid by such Owner to the Vendor for the month in which the closing of the purchase and sale of the Owner's Strata Lot completes pursuant to the Individual Strata Lot Contract; and
 - (d) if, in accordance with section 2 of this Schedule D, the Winding-Up Process is suspended and the purchase and sale of the Strata Lots proceeds in accordance with the terms and conditions of each Individual Strata Lot Contract, notwithstanding the fact that certain terms of this Agreement are suspended, the Vendor will continue to perform its obligations under section 2 of Schedule C.

SCHEDULE E
OWNER'S AGREEMENT

BETWEEN: _____ (the "Owner")

AND: • (the "Purchaser")

RE: Purchase and Sale Agreement dated •, 202• (the "Purchase Agreement") between the Purchaser, as purchaser, and The Owners, Strata Plan LMS992 (the "Strata Corporation"), as agent for and on behalf of the owners of all of the strata lots in Strata Plan LMS992 (the "Strata Plan"), as vendor, with respect to the purchase and sale of the lands and buildings located at 3362 to 3384 Vanness Avenue, Vancouver, B.C. (the "Property")

AND RE: Unit _____ (if applicable)

33 _____ Vanness Avenue,

Vancouver, B.C.

(the "Unit")

IN CONSIDERATION of the amount of \$10.00 now paid by each party to the other, the covenants and obligations set out in the Purchase Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party, the parties covenant and agree as follows:

1. Provided the purchase and sale of the Property completes in accordance with the terms and conditions of the Purchase Agreement, the Owner (or in the case of the Unit being occupied by a "family member" of the Owner (as "family member" is defined in the *Strata Property Regulation* (British Columbia)) as of the Completion Date, such family member (a "Owner's Family Member")) may remain in possession of the Unit for a period (the "Delayed Possession Period") which ends no later than the date (the "Delayed Possession Date") which is twelve (12) months after the Completion Date (as defined in the Purchase Agreement), and the Purchaser will have vacant possession of the Unit from and after the Delayed Possession Date. The Owner will pay the Purchaser for each month or portion thereof that the Owner, or an Owner's Family Member as applicable, remains in possession of the Unit during the Delayed Possession Period an amount equal to the area in square feet of the Unit (as shown on the Strata Plan) multiplied by \$2.00, which amount is due and payable on the first of each month.
2. The Owner covenants and agrees as follows:
 - (a) the Owner and/or an Owner's Family Member, as applicable, will vacate the Unit, and remove all of his or her personal property (which does not include any fixtures, major appliances (being any washer, dryer, refrigerator, oven, stove and built in dishwasher) or other improvements within the Unit (including, for example, doors, closet organizers, light fixtures or built-in furniture), the Owner acknowledging and agreeing that the Owner will not have any salvage rights with respect to the Unit whatsoever) therefrom, and leave the Unit in a tidy and "broom clean" condition, on or before 5:00 p.m. on the Delayed Possession Date;
 - (b) if the Owner and/or an Owner's Family Member, as applicable, intends to vacate the Unit prior to the Delayed Possession Date, the Owner will give the Purchaser at least thirty (30) days' written notice of its intention to vacate the Unit;

- (c) the Owner and/or an Owner's Family Member, as applicable, will not damage the Unit or the Property, other than reasonable wear and tear, or remove, tamper with or damage any fixtures, major appliances or other improvements within the Unit or the Property, and will maintain reasonable health, cleanliness and sanitary standards throughout the Unit at all times;
 - (d) the Owner will be responsible for all costs and expenses for all utilities and services which are billed separately to the Unit or the Owner and for contents insurance for the Unit;
 - (e) the Purchaser not be will be responsible for any repairs, maintenance and replacements associated with any Unit or the Property, including any repair, maintenance and replacement of any furnishings, equipment and appliances located therein. For greater certainty, an Owner occupying a Unit pursuant to this Agreement will not be responsible for improving the Unit to a better condition than it was in on the Completion Date;
 - (f) the Owner agrees and consents to the Liquidator (as defined in the Purchase Agreement) holding back the Delayed Possession Holdback (as defined in the Purchase Agreement) and acknowledges, agrees and consents to the terms and conditions set out in subsection 14(b)(iii) of the Purchase Agreement. Without limiting the foregoing, the Owner acknowledges and agrees that if the Unit is not vacated by the Owner (and all other occupants of the Unit) on or before the Delayed Possession Date, then the Purchaser will be entitled to the full amount of the Delayed Possession Holdback, and the Owner hereby irrevocably authorizes and directs the Liquidator to release the full amount of the Delayed Possession Holdback to the Purchaser in such event, to be retained by the Purchaser for its sole benefit, and the Owner agrees that it will not contest, challenge or dispute the foregoing in any manner whatsoever; and
 - (g) for greater certainty, neither the Owner nor any Owner's Family Member may sublet the Unit or assign any of rights under this Agreement to any other person.
3. The Owner represents and warrants that: (i) prior to the cancellation of the Strata Plan, the owner was the registered and beneficial owner of the Unit; and (ii) there will be no leases or tenancy agreements which relate to or affect the Unit, and no tenants of the Unit, on or after the Completion Date.
 4. Each party acknowledges and agrees that it does not, by entering into this Agreement or otherwise, intend to create a tenancy or a tenancy agreement between the Owner and the Purchaser, and the Owner expressly acknowledges and agrees that in no event will he or she or any Owner's Family Member be deemed or construed to be a tenant of the Unit, it merely being the intention of the parties hereto that the date for vacant possession of the Unit following the completion of the purchase and sale contemplated in the Purchase Agreement will be delayed to the Delayed Possession Date. In the event that any court or tribunal (including the British Columbia Residential Tenancy Branch) finds that the Owner (including an Owner's Family Member) is a tenant of the Unit or that the *Residential Tenancy Act (British Columbia)* applies to the Owner's occupation of the Unit, then there will be deemed to be a fixed-term tenancy agreement between the Owner and the Purchaser which includes the following terms: (i) the end of the term of the tenancy thereunder will be the Delayed Possession Date; (ii) the Owner will vacate, and will cause each Owner's Family Member to vacate, the Unit on or before the Delayed Possession Date; (iii) such tenancy agreement will otherwise incorporate the terms and conditions set out in the standard residential tenancy agreement of the British Columbia Residential Tenancy Branch; and (iv) the Owner will, forthwith upon demand by the Purchaser, deliver to the Purchaser an executed copy of a Mutual Agreement to End Tenancy (#RTB – 8), with termination to be effective on the Delayed Possession Date.
 5. This Agreement will enure to the benefit of and be binding upon the respective heirs, executors, administrators, other legal representatives, successors and assigns of the parties. This Agreement

may be executed in any number of counterparts, each of which will be deemed to be an original and all of which, taken together, will be deemed to constitute one and the same instrument. Delivery of an executed copy of this Agreement by electronic transmission will be as effective as personal delivery of an originally executed copy of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, 202_____.

By the Owner:

_____(seal)
Name of Witness:

_____(seal)
Name of Owner:

_____(seal)
Name of Witness:

_____(seal)
Name of Owner:

By the Purchaser:

•

By: _____
Name:
Title:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

SCHEDULE F
DENSITY BONUS

1. **Definitions.** In this Schedule F, the following terms have the following meanings:
- (a) “**City**” means the City of Vancouver;
 - (b) “**Construction Commencement Date**” means the first date on which the Purchaser commences excavation of the Lands for the purposes of constructing the New Development after having obtained construction financing for the construction of the New Development;
 - (c) “**Density Bonus**” means an amount equal to the PSF Bonus Rate \times the Lands Area \times (the difference between (A) the Permitted FSR and (B) the Threshold FSR);
 - (d) “**Density Deadline**” means the date that is five (5) years after the Completion Date;
 - (e) “**Lands Area**” means the area of the Lands in square feet, as determined for the purposes of calculating the Permitted FSR under the Rezoning Bylaw and the Zoning and Development Bylaw;
 - (f) “**Market Rental Units**” means proposed residential rental units within the New Development which are not subject to any Non-Market Restrictions;
 - (g) “**Market Strata Lots**” means proposed residential strata lots within the New Development which are not subject to any Non-Market Restrictions;
 - (h) “**New Development**” means a new development to be constructed on the Lands by the Purchaser which includes Market Strata Lots or Market Rental Units or both, following demolition of the existing building on the Lands;
 - (i) “**Non-Market Restrictions**” means any restrictions on rental rates, rental increases, selling price or tenure or any mandated affordability or tenant-eligibility or occupant-eligibility requirements or any restrictive covenant or housing agreement containing any such provisions;
 - (j) “**Permitted FSR**” means the maximum floor space ratio for residential uses in the New Development (being the residential floor area of the New Development, in square feet, divided by the Lands Area) permitted under the Rezoning Bylaw and the Zoning and Development Bylaw and calculated in accordance therewith, provided that, for the purposes of calculating the Permitted FSR, the following will be excluded from the computation of floor area of the New Development:
 - (i) all amenities, facilities and other areas that are to be excluded in the computation of floor area pursuant to the Rezoning Bylaw or the Zoning and Development Bylaw; and
 - (ii) any areas which are subject to Non-Market Restrictions;
 - (k) “**Rezoning Bylaw**” means a rezoning bylaw enacted by City Council for the City with respect to the Lands which permits the development of the New Development on the Lands; and
 - (l) “**Zoning and Development Bylaw**” means the City of Vancouver’s Zoning and Development Bylaw, as amended from time to time.
2. **Type of Development.** For the purposes of this Schedule F, the terms “**PSF Bonus Rate**” and “**Threshold FSR**” will have the respective meanings assigned to them in the applicable subsection of this section 2:

- (a) *Market Strata Lots Only*: If the New Development contains Market Strata Lots but does not contain any Market Rental Units, then the following terms will be defined as follows (and, for greater certainty, the definitions in subsections 2(b) and 2(c) will not apply):
- (i) “**PSF Bonus Rate**” will mean \$100 per square foot; and
 - (ii) “**Threshold FSR**” will mean 8.0.
- (b) *Market Rental Units Only*: If the New Development contains Market Rental Units but does not contain any Market Strata Lots, then the following terms will be defined as follows (and, for greater certainty, the definitions in subsections 2(a) and 2(c) will not apply):
- (i) “**PSF Bonus Rate**” will mean \$80 per square foot; and
 - (ii) “**Threshold FSR**” will mean 10.5.
- (c) *Both Market Strata Lots and Market Rental Units*: If the New Development contains Market Strata Lots and Market Rental Units, then the following terms will be defined as follows (and, for greater certainty, the definitions in subsections 2(a) and 2(b) will not apply):
- (i) “**PSF Bonus Rate**” will mean \$90 per square foot; and
 - (ii) “**Threshold FSR**” will mean 10.5.
3. **Density Bonus**. If (and only if) all of the following conditions are satisfied, then the Purchaser will pay the Density Bonus to the Vendor on or before the date that is thirty (30) days after the Construction Commencement Date:
- (a) the Vendor and the Purchaser complete the purchase and sale of the Property on the Completion Date in accordance with this Agreement;
 - (b) on or before the Density Deadline:
 - (i) the City Council for the City enacts the Rezoning Bylaw; and
 - (ii) the Purchaser commences excavation of the Lands for the purposes of constructing the New Development after having obtained construction financing for the construction of New Development;
 - (c) the New Development permitted under the Rezoning Bylaw contains Market Strata Lots, Market Rental Units or both; and
 - (d) the Permitted FSR is greater than the Threshold FSR.
4. For greater certainty:
- (a) the Density Bonus will not be payable hereunder unless all of the conditions in section 3 of this Schedule F are satisfied;
 - (b) no Density Bonus will be payable hereunder if the Vendor defaults in its obligation to complete the sale of the Property to the Purchaser on the Completion Date in accordance with this Agreement;
 - (c) no Density Bonus or other amount will be payable under this Schedule F with respect to any component of any new development on the Lands other than the Market Strata Lots and the Market Rental Units; and
 - (d) in no circumstances will more than one Density Bonus be payable hereunder.

SCHEDULE G

PURCHASE PRICE ADJUSTMENT

1. As soon as reasonably possible following the Value Reference Date, the parties will determine the Reference Date Aggregate Value in accordance with this Schedule G and, as soon as reasonably possible following the Value Adjustment Date, the parties will determine the Adjustment Date Aggregate Value in accordance with this Schedule G. In the event that the parties are unable to agree on the amount of the Reference Date Aggregate Value or the Adjustment Date Aggregate Value, then the parties will appoint an arms-length individual with at least five years of professional experience in the field of real property assessment to determine same in accordance with this Schedule G, and if the parties cannot agree on such an individual, then each party will appoint such an individual and those two individuals will appoint a third such individual who will determine same in accordance with this Schedule G, and in either case such determination will be binding upon the parties.
2. If the Adjustment Date Aggregate Value is greater than the Reference Date Aggregate Value and the Aggregate Value Increase is greater than four percent (4%), then the Purchase Price payable by the Purchaser to the Vendor hereunder will increase by the amount of the Purchase Price Increase. For greater certainty, if the Adjustment Date Aggregate Value is greater than the Reference Date Aggregate Value but the Aggregate Value Increase is less than four percent (4%), or if the Adjustment Date Aggregate Value less than or equal to the Reference Date Aggregate Value, then there will be no adjustment to the Purchase Price under this Schedule G.
3. In this Schedule G, the following terms have the following meanings:
 - (a) **“Adjustment Date Aggregate Value”** means the aggregate assessed value of all of the Comparable Strata Lots as set out in the most recent property assessment notices issued by BC Assessment prior to the Value Adjustment Date for each of the Comparable Strata Lots (provided that, for greater certainty, the property assessment notices used to determine the Adjustment Date Aggregate Value will not be earlier than the property assessment notices used to determine the Reference Date Aggregate Value);
 - (b) **“Aggregate Value Increase”** means the percentage by which the Adjustment Date Aggregate Value exceeds the Reference Date Aggregate Value;
 - (c) **“Comparable Developments”** means all of the following developments:
 - (i) Regent Court – 3489 Ascot Place, Vancouver, BC (Strata Plan LMS 1558);
 - (ii) Nexus – 3588 Crowley Drive, Vancouver, BC (Strata Plan BCS 404);
 - (iii) Wall Central Park – 5515 Boundary Road, Vancouver, BC (Strata Plan EPS3434);
 - (iv) Skyway Tower – 2689 Kingsway, Vancouver, BC (Strata Plan EPS2285);
 - (v) Centro – 3438 Vanness Avenue, Vancouver, BC (Strata Plan LMS3463); and
 - (vi) Circa – 3660 Vanness Avenue, Vancouver, BC (Strata Plan BCS2012);
 - (d) **“Comparable Strata Lots”** means all of the residential strata lots located within the Comparable Developments on both the Value Reference Date and the Value Adjustment Date;
 - (e) **“Purchase Price Increase”** means an amount equal to (A) the Purchase Price, multiplied by (B) the Aggregate Value Increase, multiplied by (C) sixty five percent (65%);

- (f) **“Reference Date Aggregate Value”** means the aggregate assessed value of all of the Comparable Strata Lots as set out in the 2021 property assessment notices issued by BC Assessment (setting out property value as of July 1, 2020) for each of the Comparable Strata Lots;
- (g) **“Value Adjustment Date”** means the date that is eighteen (18) months after the date on which the Vendor’s Second Condition is satisfied; and
- (h) **“Value Reference Date”** means January 1, 2021.
4. As an example and for illustrative purposes only, if the Reference Date Aggregate Value is \$500,000,000 and the Adjustment Date Aggregate Value is \$550,000,000, then the Aggregate Value Increase would be equal to 10% (calculated as $((\$550,000,000 \div \$500,000,000) - 1) \times 100\%$). Since the Adjustment Date Aggregate Value is greater than the Reference Date Aggregate Value and the Aggregate Value Increase is greater than 4%, the Purchase Price would be increased by the Purchase Price Increase, and the Purchase Price Increase would be equal to \$2,691,000 (calculated as $\$41,400,000 \times 10\% \times 65\%$). The amounts and adjustments contemplated in this section 4 are examples only and are provided solely for the purpose of clarifying the adjustments and definitions contemplated in this Schedule G, and the amounts and adjustments in this section 4 are of no legal force or effect whatsoever.
5. For greater certainty, the Value Adjustment Date will not be extended if the Purchaser exercises its option to extend the Purchaser’s Second Condition Waiver Date pursuant to section 3 of Schedule B nor for any other reason whatsoever.
6. If a Comparable Development Change (as defined below) for any Comparable Development occurs prior to the Value Adjustment Date, then such Comparable Development will be deemed to not be a Comparable Development for the purposes of this Schedule G and the Comparable Strata Lots within such Comparable Development will be excluded for the purposes of calculating the Reference Date Aggregate Value and the Adjustment Date Aggregate Value.
7. In this Schedule G, **“Comparable Development Change”** means the occurrence of any of the following:
- (a) any change or proposed change to the permitted use or redevelopment of any land within any Comparable Development (including, without limitation, any change or proposed change to the official community plan, zoning or any other City bylaw which affects the redevelopment potential of such land);
 - (b) any application or preliminary discussions with the City for rezoning or redevelopment of any land within any Comparable Development;
 - (c) any redevelopment project is proposed with respect to any land within any Comparable Development;
 - (d) any change in the number of strata lots within any Comparable Development;
 - (e) the strata corporation for any Comparable Development is wound-up or the strata plan for such Comparable Development is cancelled, or any agreement is entered into in order to facilitate the winding-up of the strata corporation and/or the cancellation of the strata plan for any Comparable Development;
 - (f) any Comparable Development is marketed for sale and/or redevelopment purposes; or
 - (g) there is any other change, event, fact or condition which causes the assessed value of Comparable Strata Lots with any Comparable Development to increase for reasons other than normal market conditions.

This is Exhibit "K" referred to in the
affidavit of Brian Yan Muk
sworn before me at New Westminster
this 1st day of September 20 21

~~.....
A Commissioner for taking Affidavits
for British Columbia~~

NOTICE OF WAIVER OF CONDITION PRECEDENT

FROM: INTRACORP ACQUISITION CO. LTD. (the “Purchaser”)

TO: THE OWNERS, STRATA PLAN LMS992 (the “Vendor”)

RE: Purchase and Sale Agreement dated January 11, 2021 (the “**Purchase Agreement**”) between the Purchaser and the Vendor with respect to the purchase and sale of the property located at 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382 and 3384 Vanness Avenue, Vancouver, British Columbia and legally described as Strata Lots 1 to 63 (inclusive), District Lot 37, Strata Plan LMS992 and the Common Property of Strata Plan LMS992

The Purchaser hereby gives notice to the Vendor that the Purchaser’s First Condition set forth in subsection 2(a) of Schedule B to the Purchase Agreement, which states as follows:

- “(a) not later than 5:00 p.m. (Vancouver time) on the Purchaser’s First Condition Waiver Date, the Purchaser being satisfied, in its sole and unfettered discretion, with the results of whatever searches, reviews and investigations the Purchaser, in its sole discretion, deems advisable with respect to the Property including, without limitation, the feasibility of the Purchaser purchasing and financing the purchase of the Property, state of title to the Property, the zoning for the Property, physical and engineering inspections of the Property, compliance with all applicable laws and regulations, any agreements with third parties affecting the Property or any improvements thereon, environmental audits, soil tests, any permitted encumbrances, all of the due diligence materials, the potential feasibility of successfully redeveloping and financing the redevelopment of the Property in a manner desired by the Purchaser, the potential assembly of neighbouring properties and any other matters of interest to the Purchaser with respect to the Property (the “**Purchaser’s First Condition**”),”,

is hereby waived.

Delivery of an executed copy of this Notice by electronic transmission will be as effective as personal delivery of an originally executed copy of this Notice.

DATED as of February 18, 2021.

INTRACORP ACQUISITION CO. LTD.

By: _____

Authorized Signatory



This is Exhibit " L " referred to in the
affidavit of Brian Yan Muk
sworn before me at New Westminster
this 1st day of September 2021.

~~.....~~
~~A Commissioner for taking Affidavits~~
~~for British Columbia~~

May 27, 2021

To: The Owners, Strata Plan LMS 992

Re: Special General Meeting, Wednesday July 7, 2021 at 6:30PM

As you are likely aware, the government has yet to lift the gathering restrictions to slow the spread of COVID-19. These measures include the closure of any business that cannot meet the 6-foot social distancing requirements and the cancellation of any gatherings of more than 50 people. Failure to comply with these Public Health regulations may result in fines of up to \$50,000 from the Province of British Columbia or City of Vancouver.

In this envelope, you will find the Notice Package for LMS 992's upcoming Special General Meeting scheduled for **Wednesday July 7, 2021 at 6:30PM** regarding the strata wind up (building sale). As social distancing and state of emergency procedures are expected to remain in place until the time of this Special General Meeting, it is strongly recommended that all owners consider voting by proxy to help the Strata Corporation adhere to the governmental regulations.

Owners are encouraged to complete the enclosed Proxy Form, specific to the July 7, 2021 Special General Meeting and provide their proxy vote in one of two ways:

- a) **By electronic submission** to the Strata Corporation's lawyer, Stephen Hamilton. Please take a photograph or scan of the completed proxy document and e-mail to Stephen (SHamilton@hamiltonco.ca) and copy Vivien Hsu (VHsu@hamiltonco.ca). Vivien will provide a confirmation e-mail once a proxy is received so owners can ensure their vote will be counted.
 - o If any owner would like assistance with an electronic submission, Strata Council member Brian Yan Muk (call/text 778-859-8048) has offered to provide help as required. If a confirmation is not provided, email joycecouncil@googlegroups.com for assistance; or
- b) **By paper submission** to Strata Council member, Brian Yan Muk. Please drop the complete proxy form to Brian in unit 1003. Please leave a contact phone number or e-mail address to allow Brian to provide confirmation of receipt. Email joycecouncil@googlegroups.com if confirmation is not provided.

Detailed minutes of the meetings will be provided to all owners as soon as possible after its completion and all proxy forms received at the meeting will be kept secure in a sealed envelope by the Strata Corporation's lawyer should the vote be required to be confirmed by the court.

Sincerely,

The Joyce Place Strata Council
joycecouncil@googlegroups.com

Financial Considerations

Financial Considerations From The Last Sales May 2020 Sale SGM:

1. **Increase in Annual Insurance Premiums:** Our insurance premiums have increased from \$25,000 per year to \$120,000 per year. This resulted in a ~30% increase to our annual budget in 2020/2021.
2. **Last Unit Sale (1102):** As a comparison to what you could sell your unit for in the open market today, unit 1102 was recently sold for \$710,000 (**\$528/sqft**) in April 2021. The previous sale was unit 1003 sold for \$285,000 (**\$522/sqft**) in January 2017.
3. **Townhouse Building Re-envelope Project Quote:** In May 2021, our engineering firm quoted us \$2.3M for permanent building envelope townhouse repairs, which is significantly greater than the \$1.8M raised at the July 2020 SGM. This is a high level quote, once we approve the design, we are free to find contractors based on the designs provided by the engineering company.
4. **Comparable Nearby Land Developments:**
 - a. 5055 Joyce Street (YMCA Building):
 - i. <https://rezoning.vancouver.ca/applications/5055joycest/index.htm>
 - ii. Sold for \$55M in 2017
 - iii. Approved for 16 FSR for 360 rental units
 - iv. If our land was rezoned for 16 FSR for rental, that would mean an additional \$14.85M on top of our sale price
 - b. 5163-5187 Joyce Street (Kay Market, Plato, Kumare, Sari Sari):
 - i. <https://shapeyourcity.ca/5163-5187-joyce-st>
 - ii. Sold for 37.9M in 2017
 - iii. Proposed for 13.1 FSR for 293 market units with gifted library for the city
 - iv. If our land was rezoned for 13.1 for rental, that would mean an additional \$7M on top of our sale price
 - c. 3235-3261 Clive Avenue (2 blocks west from us):
 - i. <https://rezoning.vancouver.ca/applications/3235-3261cliveave/index.htm>
 - ii. Approve for 2.5 FSR for 68 market units
 - d. 3317-3347 Clive Avenue (land directly beside the townhouses, similar land size):
 - i. 7 units listed at ~\$4.5M each to be sold as land value for a total estimated listing price of \$31.5M, less than our accepted offer of \$41.4M for similar lot size
 - ii. Currently only approved for 3.5 FSR, they would also need a potential developer to rezone their lot with the City of Vancouver for their sale price to make sense

Information Meeting Update

Due to the COVID-19 restrictions, it is not feasible to host large in-person information meetings for the owners of Joyce Place. However, we understand that it is still very important that all owners receive the information they require prior to submitting their votes by proxy for the upcoming Special General Meeting or voting in-person at the SGM.

Owners can still receive information and ask questions in any of the following ways:

- 1) **Direct communication**, by e-mail or phone, with Hart Buck or Jennifer Darling. Please reach out to either member of the Colliers team to ask any questions, their contact information is included below;
- 2) **Virtual town hall** by participating in an online information meeting hosted by Colliers. Owners are invited to join Hart and Jennifer on an online forum to allow discussion and host multiples owners at the same time.

Virtual Town Hall #1: Sunday, June 20, 2021 @ 1:00pm PT

Virtual Town Hall #2: Tuesday, June 29, 2021 @ 6:30pm PT

Zoom Link (join on smartphone, tablet, or computer): <https://zoom.us/j/3038953916>

Dial-in Phone Number: +1-778-907-2071, 3038953916#;

- 3) Participate in a **virtual small group session**. Please contact Hart Buck or Jennifer Darling to set up a time for a call with your group of owners, translation services, if required, will be accommodated whenever possible; or
- 4) Participate in a small group session with the **Strata Corporation's legal team**, Stephen Hamilton and Jennifer Neville. Please contact Colliers to express interest and availability, dates and times for virtual meetings will be provided as applicable.

Contact information:

Hart Buck
Hart.Buck@Colliers.com
 604-727-7001

Jennifer Darling
Jennifer.Darling@colliers.com
 778-837-5900

Notice Package Contents

This envelope contains the following components to help you make an inform decision regarding the sale:

- 1. Cover Letter** – letter instructing owners to vote by proxy, how to vote by proxy, how to get more information, and an overview of the notice package contents.
- 2. Projected Sale Milestones And Timelines** – document prepared by Colliers (our realtors) and Council outlining the sale milestones, what will happen before the SGM, what will happen at the SGM, what will happen after the SGM, and what will happen after the sale closing date.
- 3. List of Comparable Recent Sales And Active Listings** – document prepared by Colliers (our realtors) analyzing comparable units sold in the last 2 months within 1KM of Joyce Place and comparable units actively listed for sale as of May 25, 2021 within 1KM of Joyce Place.
- 4. Owner-Specific Letter With Sale Price Breakdown** – letter informing owners the total offer value, their gross distribution value (unit-specific sale price), additional terms prior and after closing. Also included is a copy of the interest upon destruction, which is used to calculate each unit's sale price from the LMS 992 strata plan.
- 5. SGM Package (Agenda, Resolutions, Proxy Form, Sales Amount, Land Titles)** – documents prepared by Hamilton & Company (our strata lawyers) to ensure the resolutions and proxy form are drafted to be legally compliant with the Strata Property Act.
- 6. Estimated Cost To Extend Building Life By 25-30 Years** – document prepared by Axiom Builders on behalf of Intracorp providing a cost breakdown to extend the tower and townhouses by 25-30 years. Axiom was shown around the property in September 2019 by Council to gather information to put together their cost estimate.
- 7. Sale Agreement with Intracorp** – document prepared by Intracorp that was reviewed by Colliers (our realtor) and Hamilton & Company (our strata lawyer) and signed by Strata Council.

Expectations, Timelines, and Sale Process

Introduction: The purpose of this four (4) page document is to outline what owners can expect throughout the process: 1) major sale milestones, 2) what happens before the vote, 3) the date of the SGM, 4) after the SGM, and 5) after the completion date (assuming a Yes vote). The goal is to give owners information they require to make an informed decision with regards to the sale.

Estimated Timeline: It is expected that the sale would close in Spring of 2023 with owners allowed to stay in their units until Spring of 2024 (up to 12 months after the completion date).

Failure To Approve 80% Vote At July 2021 SGM: If there is a “No” vote, the sale agreement between LMS 992 and Intracorp will cease and LMS 992 will need to pursue long-term repairs needed to extend the life of the tower and townhouses. After a 2nd failed sale vote, there is little-to-no likelihood that Intracorp would be willing to give the strata corporation another opportunity to vote a 3rd time. Once long-term repairs are pursued and completed, there is a very low likelihood that a building sale will be pursued and passed in the future.

1. Major Sale Milestones

The sale is subject to the following events. If these milestones are not met, the sale will not be successful. Refer to *Section 4 – After the SGM* for all potential failure scenarios.

1. LMS 992 must have at least 80% of all owners at the July 2021 SGM vote Yes to the sale resolution – any owners that do not vote are effectively No votes;
2. LMS 992 must have at least 75% of quorum at the July 2021 SGM vote Yes to approve the Sale Agreement resolution between LMS 992 and Intracorp;
3. LMS 992 must have 75% of quorum at a future SGM in 2022 vote Yes to approve the Sale resolution;
4. LMS 992 must have the sale approved in BC Supreme Court;
5. Intracorp satisfy their Purchaser’s Condition (approvals from the City of Vancouver)

2. Before The 80% SGM Vote

- **SGM Date:** Date of the 80% SGM Vote will be Wednesday July 7, 2021 at 6:30pm in the Joyce Place Backyard (rain or shine). Refer to *Section 3 – Day of the 80% SGM Vote* for more.
- **Virtual Town Halls:** Colliers and Council will host 2 virtual town halls over a Zoom video/phone conference meeting on:
 - Sunday, June 20, 2021 @ 1:00pm PT
 - Tuesday, June 29, 2021 @ 6:30pm PT
 - You can join the meeting from any smartphone, tablet, or computer by visiting <https://zoom.us/j/3038953916> or by calling +1-778-907-2071, 3038953916#
 - Anyone attending the virtual town halls who is being disrespectful will be removed from the Zoom meeting and will not be allowed to rejoin.
 - The audio of the virtual town halls will be recorded and be available to owners by email joycecouncil@googlegroups.com

- **Questions For Realtors/Lawyers:** Hart and Jennifer from Colliers will make themselves available by phone and email to all owners and their family members, realtors, and lawyers. Any owners who want to speak to our lawyer will go through Colliers (to filter questions and control costs). Questions are encouraged to help owners make an informed decision regarding the sale.
- **Translation Services:** Colliers will organize for translation services to help owners that require them.
- **SGM Resolutions:** There will be four (4) resolutions:
 1. Resolution 1 requires an 80% of all owners to vote yes to approve
 2. Resolution 2, 3, and 4 require a 75% of quorum to vote yes to approve
 3. In May 2020, there was a 5th resolution for a \$1.8M special levy. This resolution was passed in the July 2020 SGM so it is not included this time around.
- **1st Deposit For Legal Fees:** In November 2020, LMS 992 received a non-refundable \$25,000 deposit from Intracorp to cover legal fees. These funds have already been deposited to our bank account.
- **Voting By Proxy:** Proxies are requested to be emailed to Stephen Hamilton (SHamilton@hamiltonco.ca) & copy Vivian Hsu (VHsu@hamiltonco.ca) directly or the paper proxy dropped off with Brian in unit 1003. Brian has offered to help owners email Stephen directly for those who want assurance their vote will be counted as they want; call 778-859-8048 for further assistance.
 - **NOTE:** Owners who owe money to the strata corporation CAN VOTE in this upcoming SGM because this matter requires unanimous votes.
- **Voting In Person:** Owners who wish to vote in-person are able to attend the SGM on Wednesday July 7, 2021 in the Joyce Place backyard. The SGM will proceed rain or shine. We are expecting to abide by all provincial health recommendations, including wearing masks and practicing physical distancing. If you intend to vote in person, strata council would appreciate that you email joycecouncil@googlegroups.com to let us know so we can account for your unit's vote.
- **Strata Council Follow Up:** Expect members from the strata council to reach out either by phone call, email, or physically distant door knocking to follow up with owners who have not submitted their votes by Proxy or indicated they will be voting in person in late June and early July.

3. Day Of The 80% SGM Vote

- **Physical Attendance:** Due to COVID-19, it is highly recommended to vote by restricted proxy ask that the only people to physically attend the SGM to be Stephen, and Brian.
- **Virtual Attendance & SGM Vote Results:** There will be no way to join the meeting virtually however, results of all the resolutions will be posted in the common areas, elevators, and emailed immediately following the SGM (within 1 or 2 hours). They will be posted on the Dwell Portal the next day. Questions regarding the SGM can be directed to Council or Colliers prior to the SGM or asked at one of the two town halls.
- **Meeting Minutes:** Meeting minutes will be drafted and mailed to owners within 2 weeks. They will also be posted on the Dwell Portal.

4. After The 80% SGM Vote

Assuming the resolutions to sell and agree to the sale agreement pass:

- **2nd Deposit For Legal Fees:** LMS 992 will receive a non-refundable \$75,000 deposit from Intracorp to cover legal fees until the completion date.
- **Townhouse Repairs:** Temporary shoring has been installed in the townhouses as of May 2021. We have engaged with RDH Building Sciences for permanent townhouse building envelope repair designs and will decide how to proceed following the results of the SGM.
- **Applying For Court Date:** Our lawyers will be applying for a court hearing date with BC Supreme Court within 60 days of the SGM. Notice of this court date will be provided to all owners as required by the BC Supreme Court.
- **SGM in 2022 to Approve Sale:** An SGM will be held in 2022 by the appointed Liquidator with a resolution that requires 75% of quorum to approve the sale agreement.
- **BC Supreme Court Approval:** Our lawyers will apply to the court to confirm the 80% Winding-Up resolution. Any dissenting owner will have the opportunity to submit their objections here.
- **Applications by Intracorp to the City of Vancouver:** Intracorp will get LMS 992 to sign a letter to allow Intracorp to negotiate with the City of Vancouver regarding the future use of the LMS 992 property.
- **All Subjects Removed:** Once all of the major sale milestones outlined above are reached, a completion date will be selected up to 4 months after all sale subjects are removed from LMS 992 and Intracorp.
- **Building Costs/Upkeep:** LMS 992 is expected to continue to cover all expenses related to the building operations, maintenance, properties taxes, and insurance until the completion date.

Assuming the resolutions at the July 2021 SGM fail:

- The sale agreement between LMS 992 and Intracorp will cease and LMS 992 will need to pursue long-term repairs needed to extend the life of the tower and townhouses.
- Any legal costs related to the sale are non-refundable.

Assuming either A) the resolution at the SGM in 2022 to approve the sale agreement fails OR B) the sale is not approved by BC Supreme Court OR C) Intracorp is unable to receive re-zoning approval from the City of Vancouver:

- The sale agreement between LMS 992 and Intracorp will cease and LMS 992 will need to pursue long-term repairs needed to extend the life of the tower and townhouses.
- The \$75,000 deposit received from Intracorp is non-refundable. Any legal costs related to the sale are non-refundable.

5. After The Sale Completion

- **Transfer Of Ownership & Payment:** On the completion date, ownership will be passed from LMS 992 to Intracorp and owners will be paid in full by the liquidator.
- **Final Sale Price Calculation:** The final amount owners can expect to receive is a complex calculation and will be a combination of:

- Their share from the sale price based on the Schedule of Interest Upon Destruction,
 - MINUS realtor fees,
 - MINUS legal fees,
 - MINUS liquidator fees,
 - PLUS any market assessment bonus,
 - PLUS any money remaining in the LMS 992 bank account,
 - PLUS any rezoning protection bonus that may be paid out to owners within five (5) years of the completion date,
 - MINUS capital gains tax. Owners should consult with their own realtor or financial planner regarding any capital gains tax implications.
- **Future Building Costs/Upkeep:** Intracorp will cover all expenses related to the building operations, maintenance, properties taxes, and insurance after the completion date onwards.
 - **Guaranteed Rent Back Period:** Owners will have the option of leasing their unit back from Intracorp at a cost of \$2 per square foot for up to 12 months after the completion date. Leases can be ended earlier with 30 days notice to Intracorp. If owners do not sign a lease agreement with Intracorp, they will be expected to move out on or before the completion date.
 - **Estimated Timeline:** It is expected that the sale would close in Spring of 2023 with owners allowed to stay in their units until Spring of 2024 (up to 12 months after the completion date).

6. Additional Questions

If you have any additional questions, please reach out to Hart or Jennifer from Colliers.

Contact information:

Hart Buck
Hart.buck@Colliers.com
604-727-7001

Jennifer Darling
Jennifer.Darling@colliers.com
778-837-5900


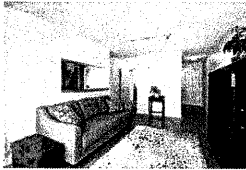

Residential Update

Apartment Snapshot: Sales

The following information represents sales from April 1, 2021 to May 25, 2021 of completed apartments within 1 km of Joyce Place sold for under \$1,000,000.

Price Range	Sold Listings	Avg. \$/SF (Built Pre 2000)	Avg. \$/SF (Built 2000-2021)
<\$450,000	8	\$797	\$798
\$450,001 - \$650,000	25	\$725	\$952
\$650,001 - \$1,000,000	9	\$528*	\$840
Total	42	\$724	\$910

Three sample sales are provided below for the reference for the LMS 992 Owners:

Address	Photo	Sold Price	Beds	Built	SF	\$/SF
109 – 5355 Boundary Road		\$429,000	1	1999	612	\$701
1407 – 3660 Vanness Avenue		\$558,000	1	2006	709	\$787
1608 – 3520 Crowley Drive		\$650,000	2	2001	848	\$767

For reference, the average sale price was 2% above the asking price during this period.

**This represents one sale, a penthouse unit within the Joyce Place Building*

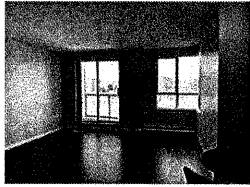
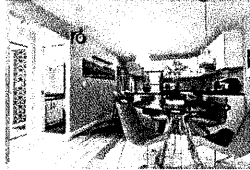

Residential Update

Apartment Snapshot: Active Listings

The following information represents all active listings as of May 25, 2021 of constructed apartments within 1 km of Joyce Place listed for under \$1,000,000.

Price Range	Active Listings	Avg. \$/SF (Built Pre 2000)	Avg. \$/SF (Built 2000-2021)
<\$500,000	12	\$793	\$984
\$500,001 - \$650,000	27	\$711	\$891
\$650,001 - \$1,000,000	13	\$789	\$826
Total	52	\$738	\$867

Three sample listings are provided below for the reference for the LMS 992 Owners:

Address	Photo	List Price	Beds	Built	SF	\$/SF
809 – 3489 Ascot Place		\$449,900	2	1994	621	\$724
102 – 5025 Joyce Place		\$578,000	2	2006	783	\$738
305 – 5470 Ormidale Street		\$699,000	2	2018	828	\$844

SECOND SHEET, SHEET 9 OF 25 SHEETS

CONDOMINIUM ACI

STRATA PLAN LMS 992

LOT	SHEET	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	7, 8, 9, 22	1132	921	1
2	7, 8, 9, 22	1275	1040	1
3	7, 8, 9, 22	1275	1040	1
4	7, 8, 9, 22	1275	1040	1
5	7, 8, 9, 22	1275	1022	1
6	7, 8, 9, 22	1275	1040	1
7	7, 8, 9, 22	1275	1020	1
8	7, 8, 9, 22	1133	921	1
9	8, 10, 23	624	526	0.9
10	8, 10, 23	694	725	1.3
11	8, 10, 23	689	743	1.3
12	12, 23	605	581	1
13	12, 23	581	550	1
14	12	501	504	1
15	12, 23	604	485	1
16	12	525	518	1
17	12, 23	575	550	1
18	13, 23	605	528	1
19	13, 23	581	564	1
20	13	501	508	1
21	13, 23	604	571	1
22	13	525	541	1
23	13, 23	575	564	1
24	14, 23	605	580	1
25	14, 23	581	585	1
26	14	501	526	1
27	14, 23	604	610	1
28	14	525	556	1
29	14, 23	575	586	1
30	15, 23	605	647	1
31	15, 23	581	605	1
32	15	501	534	1
33	15, 23	604	640	1
34	15	525	576	1
35	15, 23	575	605	1
36	16, 23	605	668	1
37	16, 23	581	624	1

FILE: 82-2475

A. D. Noy
JULY 30, 1993
L.L.S.

CONDOMINIUM ACT

SECOND SHEET, SHEET 4 OF 26 SHEETS
STRATA PLAN LMS 992

LOT	SHEET	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
38	16	501	572	1
38	16, 23	604	686	1
40	16	525	595	1
41	16, 23	575	624	1
42	17, 23	605	690	1
43	17, 23	581	640	1
44	17	501	582	1
45	17, 23	604	659	1
46	17	525	605	1
47	17, 23	575	640	1
48	18, 23	605	711	1
48	18, 23	581	658	1
50	18	501	590	1
51	18, 23	604	692	1
52	18	525	622	1
53	18, 23	575	637	1
54	19, 23	605	725	1
55	19, 23	581	678	1
56	19	501	613	1
57	19, 23	604	705	1
58	19	525	639	1
58	19, 23	575	678	1
60	20, 21, 23	1288	1376	1
61	20, 21, 23	1220	1917	1
62	20, 21	1215	1317	1
63	20, 21, 23	1281	1376	1
AGGREGATE		44454	44454	63.5

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 23 DAY OF August, 1993.



[Signature]
SUPERINTENDENT OF REAL ESTATE

TAKE NOTICE THAT A SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 992 (the "Strata Corporation") WILL BE HELD ON:

DATE: Wednesday July 7, 2021
 TIME: 6:30 p.m.
 PLACE: 3380 Vanness Ave. in the backyard behind the building
 TO: The owners of the strata lots comprising Strata Plan LMS 992

In order to enable the Strata Corporation to meet safely, the Strata Corporation asks owners to attend the Special General Meeting by proxy. If too many owners attend the meeting in person, owners will be putting themselves and others at risk, and the Strata Corporation will not proceed with the meeting. Questions regarding the special general meeting can be asked ahead of time at the two scheduled virtual town halls on June 20 and June 29 or by reaching out directly to Hart Buck and Jennifer Darling from Colliers.

Council member Brian Yan Muk, and the Strata Corporation's lawyer, G. Stephen Hamilton of Hamilton & Company will be attending the meeting in person. Owners will have the ability to give directions to a proxyholder on how to vote on each resolution, and the proxyholder has a duty to comply with those directions. G. Stephen Hamilton will ensure that the proxies are exercised in a manner consistent with the directions.

A form of proxy is enclosed. Please complete the proxy by including the following information:

- Your strata lot number;
- Your name as shown in the records of the Land Title Office (see Schedule 1-A);
- The name of the person who is being appointed as a proxyholder (you may choose council member Brian Yan Muk, or the Strata Corporation's lawyer, G. STEPHEN HAMILTON or another person who will be attending the meeting);
- Directions on how the proxyholder should vote. Please note that in accordance with the form of proxy, the proxyholder will not have discretion as to how to vote. The proxyholder must vote in strict accordance with your instructions.
- Provide the date and your signature (only 1 signature is required)

Once the proxy form is completed, please do one of the following as soon as possible, and prior to the date of the meeting:

- Deliver it to Brian Yan Muk by dropping it off at unit 1003 (slide under the door); or
- Deliver it to Hamilton & Company by emailing it to shamilton@hamiltonco.ca with a copy to VHsu@hamiltonco.ca, or by faxing it to 604.630.7489; or
- Attend the meeting for the sole purpose of delivering it to the proxyholder. If you do so, please take care to remain no less than 2 metres from other persons in attendance. Please note that if there are too many persons in attendance at the meeting, the strata corporation will not proceed with the meeting; or

- **Provide it to someone who will be attending the meeting in person (for the reasons stated above, please ensure that the number of people attending the meeting is kept to a minimum).**

The Agenda for the meeting and supporting documents are attached to and form part of this Notice of Meeting.

The information included in Resolution 1 (including the postal address of owners and the information regarding registered financial charges) is required by the *Strata Property Act*.

Purpose of the Meeting: The purpose of the Special General Meeting is to vote on resolutions related to a potential winding up of the Strata Corporation and a sale of the Joyce Place complex to a developer/purchaser. The Purchase and Sale Agreement and relevant amendments are enclosed.

The strata corporation proposes to:

1. 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 ("Resolution #1");
2. Approve the sale of the Joyce Place complex to Intracorp Acquisition Co. Ltd. ("Intracorp") (including ratifying the terms, conditions, execution, and delivery of the Purchase and Sale Agreement and amendments, and the listing agreement with Colliers Macaulay Nicolls Inc.);
3. Provide authorization to cancel all other contracts of the Strata Corporation unrelated to the winding up.

Quorum: In order to conduct business at this Special General Meeting, persons holding at least 1/3 of the votes of the Strata Corporation who are entitled to vote must be present in person **or by proxy**. NOTE HOWEVER THAT AN 80% VOTE RESOLUTION REQUIRES APPROVAL OF 80% OF ALL OF THE VOTES OF THE STRATA CORPORATION.

Voting on an 80% Vote Resolution: The Strata Property Act states that an 80% vote means a vote in favour of a resolution by at least 80% of all of the votes of all eligible voters. The Strata Property Act also states that, at an annual or special general meeting, each strata lot has one vote unless different voting rights are set out in a Schedule of Voting Rights and further that, where two or more persons share one vote with respect to a strata lot, only one of them may vote on any given matter. Strata Plan LMS 992 has 63 strata lots, and 63.5 votes. Therefore at least 50.8 votes must be cast in favour of the 80% resolution in order for it to pass.

AGENDA

THE OWNERS, STRATA PLAN LMS 992

1. Call to Order
2. Certify proxies and issue voting cards
3. Determine that there is a quorum
4. Elect a person to chair the meeting
5. Present proof of notice of meeting
6. Approve the agenda

7. Approve the minutes of the Annual General Meeting on April 17, 2020 - minutes already circulated separately).
8. **Resolution #1** - 80% Vote Resolution pursuant to Sections 277 and 278 of the *Strata Property Act* to approve the following:
 - (a) Appointment of the liquidator;
 - (b) Cancellation of the strata plan;
 - (c) Dissolution of the strata corporation;
 - (d) Surrender of each owner's interest in the strata plan (i.e. land, buildings and common assets of the strata corporation) to the liquidator;
 - (e) Estimate of winding up costs; and
 - (f) The Interest Schedule appended to Resolution #1 as Schedule 1-A (which includes every owner's name, address for delivery, registered charges against the common property and the strata lots, any outstanding liabilities of the strata corporation, how each strata lot's share of the proceeds of sale is to be calculated – in this case, based on the Schedule of Interest Upon Destruction).
9. **Resolution #2** – $\frac{3}{4}$ vote to approve the disposition under Sections 277 and 278 (**NOTE: This Resolution #2 will only be voted if Resolution #1 is approved**):

$\frac{3}{4}$ vote to:

 - (a) pursuant to section 282 of the *Strata Property Act*, approve the disposition of the land and buildings comprising Strata Plan LMS 992 (including all strata lots) by the liquidator to the purchaser, or permitted assignee, pursuant to the Purchase and Sale Agreement (the "**Purchase and Sale Agreement**"), and the listing agreement with Colliers Macaulay Nicolls Inc. (the "**Listing Agreement**"); and
 - (b) ratify the terms, conditions, execution and delivery of the Purchase and Sale Agreement and amendments, and the Listing Agreement.
10. **Resolution #3** - A Majority Vote Direction pursuant to Section 27 of the *Strata Property Act* to the Strata Corporation directing the Strata Corporation to terminate any contracts that the Strata Corporation is party to that are unrelated to the winding up, at a time to be determined by the strata council or the liquidator, as applicable, in each's discretion, and a $\frac{3}{4}$ vote resolution to terminate the Agency Agreement between the Strata Corporation and 482258 B.C. Ltd. doing business as Dwell Property Management [**NOTE: This Resolution #3 will only be voted if Resolutions #1 and #2 are approved.**]
11. **Resolution #4:** A $\frac{3}{4}$ Vote Resolution to distribute the contingency reserve fund and operating fund to the owners in accordance with unit entitlement. [**NOTE: This Resolution #4 will only be voted if Resolutions #1 and #2 are both approved.**]
12. Meeting Termination.

RESOLUTION #1

WHEREAS:

A. The Owners, Strata Plan LMS 992 (the "Strata Corporation") has entered into a Purchase and Sale Agreement dated January 11, 2021 and amendments (the "Sale Agreement") between the Strata Corporation as vendor and Intracorp Acquisition Co. Ltd. as purchaser (the "Purchaser"), with respect to the purchase of all of the lands and buildings comprising Strata Plan LMS 992, inclusive of all strata lots (collectively the "Strata Lands").

B. The owners of the strata lots comprising Strata Plan LMS 992 propose to voluntarily wind up the Strata Corporation with a liquidator in accordance with Division 2 of Part 16 of the Strata Property Act (the "Act").

C. Pursuant to section 277(1) of the *Strata Property Act* (the "Act"), an 80% vote resolution must be passed to approve the cancellation of a strata plan and the appointment of a liquidator.

D. If this resolution is approved, the liquidator will complete the sale of the Strata Lands in accordance with the terms of the Sale Agreement, and will distribute the proceeds.

BE IT RESOLVED by an 80% vote of the Strata Corporation that:

1. Pursuant to sections 277 and 278 of the Act, the following is approved:
 - (a) the appointment of Crowe McKay LLP, as represented by Derek Lai, with an address for business at 1100-1177 West Hastings Street, Vancouver, BC, V6E 4T5, as the liquidator;
 - (b) the cancellation of the strata plan for Strata Plan LMS 992;
 - (c) the dissolution of the Strata Corporation;
 - (d) the surrender to the liquidator of each owner's interest in:
 - (i) land shown on the strata plan;
 - (ii) land held in the name of or on behalf of the Strata Corporation, but not shown on the strata plan, and
 - (iii) personal property held by or on behalf of the Strata Corporation;
 - (e) the estimated costs of the winding up at \$250,000.00; and
 - (f) the interest schedule referred to in section 278 of the Act, which is appended to this resolution as Schedule 1-A.
2. This resolution will cease to have legal effect if the transaction contemplated in the Sale Agreement does not complete in accordance with the terms of the Sale Agreement.

END OF RESOLUTION #1

NOTES TO RESOLUTION #1: If the owners vote in favour of the winding up and a sale to the Purchaser, there are provisions in the Sale Agreement regarding the execution of individual purchase and sale agreements. If all registered owners do not agree to sign purchase and sale agreements with the Purchaser in accordance with the terms of the Sale Agreement, the sale process must proceed through a winding up with court approval. The court documents are to be filed with the Court within 60 days of the special general meeting.

RESOLUTION #2 - $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS 992 to approve disposition of property by liquidator (Sections 96, 108 and 282(1) of the Strata Property Act) (TO BE VOTED ON ONLY IF RESOLUTION #1 IS APPROVED)

WHEREAS:

A. By 80% vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the "Strata Corporation"), the owners of the strata lots comprising Strata Plan LMS 992 have approved the voluntary winding up of the Strata Corporation in accordance with Section 277 of the Strata Property Act (the "Act"), including the appointment of Crowe McKay LLP, as represented by Derek Lai, as liquidator (the "Liquidator");

B. The owners wish to approve disposition by the Liquidator of lands comprising Strata Plan LMS 992, including Strata Lots 1 through 63 inclusive, in accordance with the Purchase and Sale Agreement between the Strata Corporation and Intracorp Acquisition Co. Ltd. (the "Purchaser"), dated January 11, 2021 (the "Sale Agreement"); and the listing agreement between the Strata Corporation and Colliers Macaulay Nicolls Inc. (the "Listing Agreement"), (collectively the "Disposition");

C. Pursuant to section 282 of the Act, before any land or personal property is disposed of, the Liquidator must obtain the approval of the disposition by a resolution passed by a **3/4 vote** at an annual or special general meeting, or the disposition is void; and

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Strata Corporation that:

1. Pursuant to section 282(2) of the Act, the Disposition is approved; and
2. The terms, conditions, execution and delivery of each of the Sale Agreement and the Listing Agreement are approved and ratified.

END OF RESOLUTION #2**RESOLUTION #3 - MAJORITY VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS992**

- DIRECTION TO COUNCIL (Section 27 of the *Strata Property Act*) and $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS992 - TERMINATE THE AGENCY AGREEMENT (Section 39(1)(a) of the *Strata Property Act*) **(TO BE VOTED ON ONLY IF RESOLUTION #1 AND RESOLUTION #2 ARE APPROVED)**

WHEREAS:

A. Pursuant to section 27 of the *Strata Property Act* (the "Act"), a strata corporation may direct the council in the exercise of its powers and performance of duties by a resolution passed by a majority vote at a general meeting. The Strata Corporation deems it advisable to direct the council, in light of Resolution #1 and Resolution #2, to cancel any contracts between the Strata Corporation and third parties, that are unrelated to the winding up, at a time to be determined by the strata council or the liquidator, as applicable, in each of their discretion.

B. Pursuant to section 39(1)(a) of the Act, a strata corporation may terminate its management services contract on two months' notice if the cancellation is first approved by a resolution passed by a $\frac{3}{4}$ vote at an annual or special general meeting of the strata corporation. The Strata Corporation proposes to terminate the Agency Agreement between the Strata Corporation and 482258 B.C. Ltd. doing business as Dwell Property Management (the "Agency Agreement").

BE IT RESOLVED by a majority vote of the Strata Corporation pursuant to section 27 of the Strata Property Act that the Strata Corporation is authorized and directed to cancel any contracts between the Strata Corporation and third parties, that are unrelated to the winding up, at a time to be determined at the discretion of the strata council or the liquidator, as applicable.

AND BE IT RESOLVED by a $\frac{3}{4}$ vote of the Strata Corporation that the Strata Corporation is authorized to terminate the Agency Agreement on two (2) months' notice, with the timing of delivery of such notice at a time to be determined by the strata council or the liquidator, as applicable.

END OF RESOLUTION #3

RESOLUTION #4 - $\frac{3}{4}$ vote resolution to pay out the balance of the operating fund and contingency reserve fund **(TO BE VOTED ON ONLY IF RESOLUTION #1, RESOLUTION #2, AND RESOLUTION #3 ARE APPROVED)**

WHEREAS:

A. By 80% vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the "Strata Corporation"), the owners of the strata lots comprising Strata Plan LMS 992 have approved the voluntary winding up of the Strata Corporation in accordance with Section 277 of the Strata Property Act (the "Act"), including the appointment of Crowe McKay LLP, as represented by Derek Lai, as liquidator (the "Liquidator"); and

B. By a $\frac{3}{4}$ vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the "Strata Corporation"), the owners of the strata lots comprising Strata Plan LMS 992 approved disposition by the Liquidator of lands comprising Strata Plan LMS 992, including Strata Lots 1 through 63 inclusive, in accordance with the Purchase and Sale Agreement between the Strata Corporation and Intracorp Acquisition Co. Ltd. (the "Purchaser"), dated January 11, 2021 (the "Sale Agreement"); and the listing agreement between the Strata Corporation and Colliers Macaulay Nicolls Inc. (the "Listing Agreement"), (collectively the "Disposition").

C. Section 20 of the Purchase and Sale Agreement allows any balance in the operating fund or contingency reserve fund to be transferred by the Strata Corporation to the Strata Corporation's solicitors on the Completion Date.

BE IT RESOLVED by a $\frac{3}{4}$ vote pursuant to Sections 96 and 97 of the Strata Property Act, that the Strata Corporation pay to the owners in accordance with unit entitlement, any funds remaining in the Strata Corporation's operating fund and the contingency reserve fund, and that such payment be made by the liquidator after the Sale Agreement has been completed.

END OF RESOLUTION #4

PROXY APPOINTMENT

Re: Strata Lot _____ of Strata Plan LMS 992

I/We, _____ [names],
 the owner(s) of the strata lot described above, hereby appoint
 _____ [name of appointee] to act as my/our proxy to vote,
 for me/us on my/our behalf at the Special General Meeting of The Owners, Strata Plan LMS 992 to be
 held on July 7, 2021. I/We instruct the proxyholder to vote as follows:

Resolution	Yes	No	Abstain
Resolution #1 – 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			
Resolution #2 – ¾ vote to approve the disposition under Sections 277 and 278			
Resolution #3 - Majority Vote pursuant to Section 27 of the Strata Property Act, directing the Strata Corporation to terminate any contracts that the Strata Corporation is party to that are unrelated to the winding up and ¾ vote resolution to terminate the Agency Agreement between the Strata Corporation and 482258 B.C. Ltd. doing business as Dwell Property Management			
Resolution #4: A ¾ Vote Resolution to distribute the contingency reserve fund and operating fund to the owners in accordance with unit entitlement			

Date: _____

 Signature of Owner

 Signature of Other Owner (if more than 1)

Schedule 1-A - Interest Schedule - Part 1						Sale Price
						\$ 41,400,000.00
The Strata Corporation does not hold any land and no third party holds land for the Strata Corporation that is not shown on Strata Plan LMS 992.						
Strata Lot No.	PID*	Registered Owner	Postal Address, Unit No.	Interest Upon Destruction	Owner's Share of the Proceeds of Distribution Based Upon Interest Destruction (%)	Share of Gross Sale Proceeds (less wind up costs)
1	018-366-813	FORNING CHAN and KEVIN GAN CHAN	3362 Vanness Ave., Vancouver BC V5R 5A8	921	2.07180%	\$ 857,727.09
2	018-366-821	SOHAIL MERCHANT and RASHIDA MERCHANT	3364 Vanness Ave., Vancouver BC V5R 5A8	1,040	2.33950%	\$ 968,551.76
3	018-366-830	PANEE LIMAPICHAT	3366 Vanness Ave., Vancouver BC V5R 5A8	1,040	2.33950%	\$ 968,551.76
4	018-366-848	WILBERT DE ASIS	3368 Vanness Ave., Vancouver BC V5R 5A8	1,040	2.33950%	\$ 968,551.76
5	018-366-856	TUNG CHI TRAN & LE KHANH TRANG HO	5489 Bruce Street Vancouver BC V5P 3M4	1,022	2.29901%	\$ 951,788.37
6	018-366-864	XI RUN ZHU and MAN WEN CHEN	3372 Vanness Ave., Vancouver BC V5R 5A8	1,040	2.33950%	\$ 968,551.76
7	018-366-872	VAN QUANG VU and HOA NGUYEN	3374 Vanness Ave., Vancouver BC V5R 5A8	1,020	2.29451%	\$ 949,925.77
8	018-366-881	PEGGY TONG	3376 Vanness Ave., Vancouver BC V5R 5A8	921	2.07180%	\$ 857,727.09
9	018-366-899	KENNETH KWOK YING CHAN and MEI LIN YUEN CHAN	1996 Campbell Ave. Port Coquitlam BC V3C 4T2	526	1.18325%	\$ 489,863.68
10	018-366-902	CHE WING CHAN and YAT SIN WONG	4738 Bruce Street Vancouver BC V5N 3Z6	725	1.63090%	\$ 675,192.33
11	018-366-911	0837963 BC LTD	3384 Vanness Ave., Vancouver BC V5R 5A8	743	1.67139%	\$ 691,955.73
12	018-366-929	CALVIN LOUIE and GRACE LOUIE	5243 Christopher Court Burnaby BC V5H 2K3	561	1.26198%	\$ 522,459.17
13	018-366-937	JASON CHAN	302 - 3380 Vanness Ave., Vancouver BC V5R 6B8	550	1.23723%	\$ 512,214.87
14	018-366-945	KIM TENG TAY and JET FAH CHAI	303 - 3380 Vanness Ave., Vancouver BC V5R 6B8	504	1.13376%	\$ 469,375.08
15	018-366-953	SEAN ANTHONY MCKEE	7348 144 Street Surrey BC V3W 5S5	495	1.11351%	\$ 460,993.39

Strata Lot No.	PID*	Registered Owner	Postal Address, Unit No.	Interest Upon Destruction	Owner's Share of the Proceeds of Distribution Based Upon Interest Destruction (%)	Share of Gross Sale Proceeds (less wind up costs)
16	018-366-961	WAI HO JOHNNY CHAN, IRENE PUI CHING CHAN, PUI MAN LEE, and JIMMY WAI KEUNG CHAN	1386 East 54th Avenue Vancouver BC V5X 1M4	518	1.16525%	\$ 482,413.28
17	018-366-970	MICHELE BENITEZ	306 - 3380 Vanness Ave., Vancouver BC V5R 6B8	550	1.23723%	\$ 512,214.87
18	018-366-988	VICTOR CORTERO HALLARE and AIDA BERCE HALLARE	401 - 3380 Vanness Ave., Vancouver BC V5R 6B8	528	1.18774%	\$ 491,726.28
19	018-366-996	CELINE YVONNE DIAMOND	402 - 3380 Vanness Ave., Vancouver BC V5R 6B8	564	1.26873%	\$ 525,253.07
20	018-367-003	ANGELITA LOPEZ FERRER	403 - 3380 Vanness Ave., Vancouver BC V5R 6B8	509	1.14500%	\$ 474,031.58
21	018-367-011	LAI KWAN YUEN	404 - 3380 Vanness Ave., Vancouver BC V5R 6B8	571	1.28447%	\$ 531,772.17
22	018-367-020	YUFU LI	405 - 3380 Vanness Ave., Vancouver BC V5R 6B8	541	1.21699%	\$ 503,833.18
23	018-367-038	HENRY ROMERO CABANIZAS and PRECILDA PADILLO CABANIZAS	406 - 3380 Vanness Ave., Vancouver BC V5R 6B8	564	1.26873%	\$ 525,253.07
24	018-367-046	ROMAN ALEJANDRO CHIANG and TAK IN LAO	501 - 3380 Vanness Ave., Vancouver BC V5R 6B8	580	1.30472%	\$ 540,153.87
25	018-367-054	HAI MING WU	502 - 3380 Vanness Ave., Vancouver BC V5R 6B8	586	1.31822%	\$ 545,741.67
26	018-367-062	DAVID CLYDE MANGELSDORF	503 - 3380 Vanness Ave., Vancouver BC V5R 6B8	526	1.18325%	\$ 489,863.68
27	018-367-071	JULIUS CAJETAN DESILVA, ENAKSHI PATRO, and JOSEPH PETER D'SILVA	504 - 3380 Vanness Ave., Vancouver BC V5R 6B8	610	1.37220%	\$ 568,092.86
28	018-367-089	CHUK CHUEN LEUNG	505 - 3380 Vanness Ave., Vancouver BC V5R 6B8	556	1.25073%	\$ 517,802.67
29	018-367-097	MERLITA SOSA	506 - 3380 Vanness Ave., Vancouver BC V5R 6B8	586	1.31822%	\$ 545,741.67
30	018-367-101	FERDINAND MAGALUED AQUINO and JOCELYN BAMBALAN AQUINO	601 - 3380 Vanness Ave., Vancouver BC V5R 6B8	647	1.45544%	\$ 602,550.95
31	018-367-119	AIGUO XU and XUEYING YANG	602 - 3380 Vanness Ave., Vancouver BC V5R 6B8	605	1.36096%	\$ 563,436.36

Strata Lot No.	PID*	Registered Owner	Postal Address, Unit No.	Interest Upon Destruction	Owner's Share of the Proceeds of Distribution Based Upon Interest Destruction (%)	Share of Gross Sale Proceeds (less wind up costs)
32	018-367-127	SEICHIRO TAMURA	2-14-5 Keyakizaka Kawanishi City, Japan 666-0145	554	1.24623%	\$ 515,940.07
33	018-367-135	LI WEI ZHU	604 - 3380 Vanness Ave., Vancouver BC V5R 6B8	640	1.43969%	\$ 596,031.85
34	018-367-143	TOMMY JIAN QIANG ZHOU	5894 Battison Street Vancouver BC V5R 4M8	576	1.29572%	\$ 536,428.67
35	018-367-151	0753861 B.C. LTD.	742 E. Cordova Street Vancouver BC V6A 1M3	605	1.36096%	\$ 563,436.36
36	018-367-160	CYNTHIA PARONABLE GUILLERGAN	701 - 3380 Vanness Ave., Vancouver BC V5R 6B8	668	1.50268%	\$ 622,108.25
37	018-367-178	MARILYN MAISO TAGAB	702 - 3380 Vanness Ave., Vancouver BC V5R 6B8	624	1.40370%	\$ 581,131.06
38	018-367-186	ZAKIA SAAD	703 - 3380 Vanness Ave., Vancouver BC V5R 6B8	572	1.28672%	\$ 532,703.47
39	018-367-194	CARLOS JESUS CORDEIRO	704 - 3380 Vanness Ave., Vancouver BC V5R 6B8	656	1.47568%	\$ 610,932.65
40	018-367-208	CHITRA SURYAKUMAR	705 - 3380 Vanness Ave., Vancouver BC V5R 6B8	595	1.33846%	\$ 554,123.36
41	018-367-216	DANIEL AGCAOILI and MARYANN AGCAOILI	706 - 3380 Vanness Ave., Vancouver BC V5R 6B8	624	1.40370%	\$ 581,131.06
42	018-367-224	BENJAMIN ABENOJAR PERALTA and FEBE PACLIBARE PERALTA	801 - 3380 Vanness Ave., Vancouver BC V5R 6B8	690	1.55217%	\$ 642,596.84
43	018-367-232	ELSIE MARAYAG and REYNALDO LUCAS MARAYAG	802 - 3380 Vanness Ave., Vancouver BC V5R 6B8	640	1.43969%	\$ 596,031.85
44	018-367-241	CHIU KWAN HON	803 - 3380 Vanness Ave., Vancouver BC V5R 6B8	582	1.30922%	\$ 542,016.47
45	018-367-259	YEUK CHING HO	804 - 3380 Vanness Ave., Vancouver BC V5R 6B8	659	1.48243%	\$ 613,726.55
46	018-367-267	NADER PARANDAKHTEH	805 - 3380 Vanness Ave., Vancouver BC V5R 6B8	605	1.36096%	\$ 563,436.36
47	018-367-275	JENNIFER REED and TIMOTHY JOEL OSIER	806 - 3380 Vanness Ave., Vancouver BC V5R 6B8	640	1.43969%	\$ 596,031.85
48	018-367-283	FLORINA BELEY TOBIAS	901 - 3380 Vanness Ave., Vancouver BC V5R 6B8	711	1.59941%	\$ 662,154.14
49	018-367-291	KIT FONG LEE	902 - 3380 Vanness Ave., Vancouver BC V5R 6B8	659	1.48243%	\$ 613,726.55
50	018-367-305	MILA SAVITSKI	903 - 3380 Vanness Ave., Vancouver BC V5R 6B8	590	1.32721%	\$ 549,466.86

Strata Lot No.	PID*	Registered Owner	Postal Address, Unit No.	Interest Upon Destruction	Owner's Share of the Proceeds of Distribution Based Upon Interest Destruction (%)	Share of Gross Sale Proceeds (less wind up costs)
51	018-367-313	WEI LIU and YAN HONG XIE	904 - 3380 Vanness Ave., Vancouver BC V5R 6B8	692	1.55667%	\$ 644,459.44
52	018-367-321	LETECIA MARZAN BANTA and NOEL BANTA BANTA	905 - 3380 Vanness Ave., Vancouver BC V5R 6B8	622	1.39920%	\$ 579,268.46
53	018-367-330	YICK KAM CHAN and YIN BING CHAN	906 - 3380 Vanness Ave., Vancouver BC V5R 6B8	637	1.43294%	\$ 593,237.95
54	018-367-348	ANDREW KWOK KOO CHEUNG and PEARL CHEUNG	1001 - 3380 Vanness Ave., Vancouver BC V5R 6B8	725	1.63090%	\$ 675,192.33
55	018-367-356	HA DANG	1002 - 3380 Vanness Ave., Vancouver BC V5R 6B8	678	1.52517%	\$ 631,421.24
56	018-367-364	BRIAN YAN MUK	1003 - 3380 Vanness Ave., Vancouver BC V5R 6B8	613	1.37895%	\$ 570,886.76
57	018-367-372	TERESA LOUISE DIRKS and DOUGLAS JOHN DIRKS	1004 - 3380 Vanness Ave., Vancouver BC V5R 6B8	705	1.58591%	\$ 656,566.34
58	018-367-381	VIVIAN WAI BLAKER	1005 - 3380 Vanness Ave., Vancouver BC V5R 6B8	639	1.43744%	\$ 595,100.55
59	018-367-399	HARINDER SINGH KHANGURA	1006 - 3380 Vanness Ave., Vancouver BC V5R 6B8	678	1.52517%	\$ 631,421.24
60	018-367-402	PETER BYRNE and ANN BYRNE	1101 - 3380 Vanness Ave., Vancouver BC V5R 6B8	1,376	3.09533%	\$ 1,281,468.48
61	018-367-411	JAMES JOSEPH RENNIE and LEONE MICHELLE PAYSON	1102 - 3380 Vanness Ave., Vancouver BC V5R 6B8	1,317	2.96261%	\$ 1,226,521.80
62	018-367-429	SIMON DAVISON	1103 - 3380 Vanness Ave., Vancouver BC V5R 6B8	1,317	2.96261%	\$ 1,226,521.80
63	018-367-437	SEAN DIMITRIE	1104 - 3380 Vanness Ave., Vancouver BC V5R 6B8	1,376	3.09533%	\$ 1,281,468.48
TOTAL:				44454	100.00000%	\$ 41,400,000.00

*Strata Lot as noted in Column A, District Lot 37, Strata Plan LMS 992 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

Interest Schedule - Part 2

Chargeholders

The Strata Corporation does not owe any money outside of Ordinary Course Expenses, such as property management , hydro etc., which amounts are paid on an ongoing basis out of the operating fund as they come due.

Registered Charges Against Common Property

Name of Holder of Registered Charge	<u>Postal Address of Holder of Registered Charge</u>
N/A	N/A

Registered Charges Against the Strata Lots

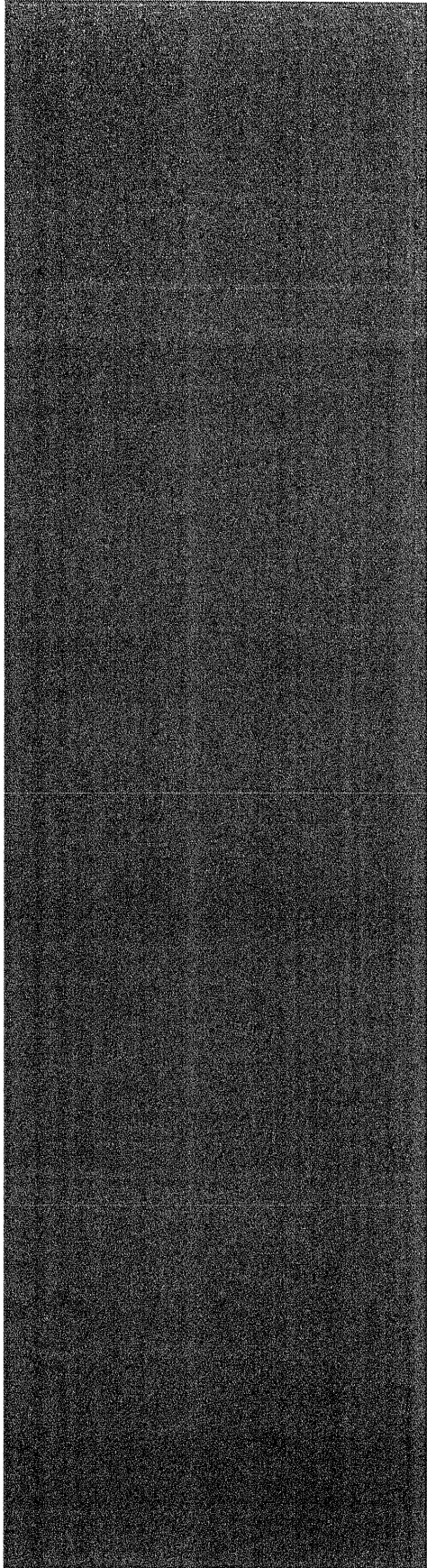
Strata Lot No.	PID	Registered Chargeholder	Postal Address of Holder of Registered Charge	Interest for Registered Chargeholders	Estimate Value based on Stated Principal Amount of Registered Mortgages
1	018-366-813	N/A	N/A	N/A	N/A
2	018-366-821	N/A	N/A	N/A	N/A
3	018-366-830	The Bank of Nova Scotia (Mortgage filed under CA4263614)	#9 - 4299 Kingsway, Burnaby, BC V5H 1Z5	Interest Rate not Available	Principal Amount not Available
4	018-366-848	Canadian Imperial Bank of Commerce (Mortgage filed under CA6453732)	PO Box 115 Commerce Court Postal Stn., Toronto, ON M5L 1E5	Prime Rate plus 6% per annum	\$ 700,000.00
5	018-366-856	Canadian Imperial Bank of Commerce (Mortgage filed under BB202153)	6011 No. 3 Road, Richmond, BC V6Y 2B2	Prime Rate plus 6% per annum	\$ 150,000.00
		CIBC Mortgages Inc. (Mortgage filed under CA1911373)	5th Floor, 400 Burrard Street, Vancouver, BC V6C 3A6	3.350%	\$ 201,000.00
6	018-366-864	The Toronto-Dominion Bank (Mortgage filed under BB1251258)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8	Mortgage Prime Rate minus 0.300% per annum	\$ 315,000.00

Strata Lot No.	PID	Registered Chargeholder	Postal Address of Holder of Registered Charge	Interest for Registered Chargeholders	Estimate Value based on Stated Principal Amount of Registered Mortgages
7	018-366-872	Canadian Imperial Bank of Commerce (Mortgage filed under CA5008718)	100 University Avenue, 3rd Floor, Toronto, ON M5J 2X4	Prime Rate plus 6% per annum	\$ 525,000.00
8	018-366-881	N/A	N/A	N/A	N/A
9	018-366-899	N/A	N/A	N/A	N/A
10	018-366-902	N/A	N/A	N/A	N/A
11	018-366-911	North Shore Credit Union (Mortgage filed under CA972195)	#203 - 1111 Lonsdale Avenue, North Vancouver, BC V7M 2H4	6.70% per annum	\$ 280,000.00
		North Shore Credit Union (Assignment of Rents filed under CA972196)	#203 - 1111 Lonsdale Avenue, North Vancouver, BC V7M 2H4		
12	018-366-929	N/A	N/A	N/A	N/A
13	018-366-937	Vancouver City Savings Credit Union (Mortgage filed under CA4475774)	3305 Kingsway, Vancouver, BC V5R 5K6	Interest Rate not Available	Principal Amount not Available
14	018-366-945	N/A	N/A	N/A	N/A
15	018-366-953	N/A	N/A	N/A	N/A
16	018-366-961	N/A	N/A	N/A	N/A
17	018-366-970	ING Bank of Canada (Mortgage filed under BT398320 and transfer number BB149533)	3389 Steeles Avenue East 6th, Toronto, ON	5.63% per annum	\$68,000.00
18	018-366-988	Royal Bank of Canada (Mortgage filed under CA2379480)	180 Wellington Street West, Toronto, ON M5J 1J1	Prime Rate plus 7% per annum	\$ 309,600.00
19	018-366-996	Canadian Imperial Bank of Commerce (Mortgage filed under BB390033)	1427 Kingsway, Vancouver, BC V5N 2R6	Prime Rate plus 6% per annum	\$ 35,000.00
20	018-367-003	Royal Bank of Canada (Mortgage filed under CA3294531)	10 York Mills Road, 3rd Floor, Toronto, ON M2P 0A2	Prime Rate plus 7% per annum	\$ 255,000.00
21	018-367-011	HSBC Bank Canada (Mortgage filed under CA432163)	11th Floor, 401 West Georgia Street, Vancouver, BC V6B 5A1	Prime Rate plus 3% per annum	\$ 215,000.00
22	018-367-020	N/A	N/A	N/A	N/A
23	018-367-038	Royal Bank of Canada (Mortgage filed under BB1326675)	180 Wellington Street West, Toronto, ON M5J 1J1	Prime Rate plus 7% per annum	\$ 250,000.00
24	018-367-046	N/A	N/A	N/A	N/A
25	018-367-054	N/A	N/A	N/A	N/A
26	018-367-062	N/A	N/A	N/A	N/A
27	018-367-071	The Toronto-Dominion Bank (Mortgage filed under CA2019095)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8	Prime Rate plus 10% per annum	\$ 350,000.00
28	018-367-089	N/A	N/A	N/A	N/A

Strata Lot No.	PID	Registered Chargeholder	Postal Address of Holder of Registered Charge	Interest for Registered Chargeholders	Estimate Value based on Stated Principal Amount of Registered Mortgages
29	018-367-097	Royal Bank of Canada (Mortgage filed under BB681454)	180 Wellington Street West, Toronto, ON M5J 1J1	5.200% per annum	\$ 267,546.00
30	018-367-101	The Toronto-Dominion Bank (Mortgage filed under CA3479989)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8	Prime Rate plus 10% per annum	\$ 266,482.13
31	018-367-119	N/A	N/A	N/A	N/A
32	018-367-127	N/A	N/A	N/A	N/A
33	018-367-135	N/A	N/A	N/A	N/A
34	018-367-143	Vancouver City Savings Credit Union (Mortgage filed under CA6004584)	188 East Pender Street, Vancouver, BC V6A 1T3	Interest Rate not Available	Principal Amount not Available
35	018-367-151	CIBC Mortgages Inc. (Mortgage filed under BB1096865)	400 Burrard Street, 5th Floor, Vancouver, BC V6C 3A6	2.750% per annum	\$ 171,280.00
		CIBC Mortgages Inc. (Assignment of Rents filed under BB1096866)	400 Burrard Street, 5th Floor, Vancouver, BC V6C 3A6	N/A	N/A
36	018-367-160	Scotia Mortgage Corporation (Mortgage filed under CA3465562)	6498 Fraser Street, Vancouver, BC V5W 3A5	3.45% per annum	\$ 278,195.62
37	018-367-178	First National Financial GP Corporation (Mortgage filed under CA3837762)	100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6	2.990% per annum	\$ 253,604.59
		Jason Sullano Asis aka Jason Asis (Certificate of Pending Litigation filed under CA6923643)	303-460 East 15th Avenue, Vancouver, BC V5T 2R4		
38	018-367-186	N/A	N/A	N/A	N/A
39	018-367-194	Canadian Imperial Bank of Commerce (Mortgage filed under CA2986966)	4101 Hastings Street, Burnaby, BC V5C 2J3	Prime Rate plus 6% per annum	\$ 300,000.00
40	018-367-208	Scotia Mortgage Corporation (Mortgage filed under CA5112173)	1 West Broadway, Vancouver, BC V5Y 1P1	2.99%	\$ 147,500.00
41	018-367-216	North Shore Credit Union (Mortgage filed under BB838173)	1100 Lonsdale Avenue, North Vancouver, BC V7M 2H3	5% per annum in excess of the Prime Lending Rate	Principal Amount not Available
42	018-367-224	Westminster Savings Credit Union (Mortgage filed under CA6389937)	101 - 12181 Harris Road, Pitt Meadows, BC V3Y 2E9	Prime + 7% per annum	\$ 630,000.00
43	018-367-232	CIBC Mortgages Inc. (Mortgage filed under CA3478123)	1745 West 8th Avenue - Level B1, Vancouver, BC V6J 4T3	3.490% per annum	\$ 234,270.00
44	018-367-241	N/A	N/A	N/A	N/A
45	018-367-259	N/A	N/A	N/A	N/A
46	018-367-267	Computershare Trust Company of Canada (Mortgage filed under CA711670 and transfer number of CA3002822)	100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6	Prime rate less 0.50% per annum	\$ 230,987.25
47	018-367-275	Royal Bank of Canada (Mortgage filed under BA333895)	180 Wellington Street West, Toronto, ON M5J 1J1	Royal Bank Prime Plus 7.000% per annum	\$ 200,000.00

Strata Lot No.	PID	Registered Chargeholder	Postal Address of Holder of Registered Charge	Interest for Registered Chargeholders	Estimate Value based on Stated Principal Amount of Registered Mortgages
48	018-367-283	Royal Bank of Canada (Mortgage filed under BB1094914)	180 Wellington Street West, Toronto, ON M5J 1J1	Royal Bank Prime Plus 7.000% per annum	\$ 310,000.00
49	018-367-291	Canadian Imperial Bank of Commerce (Mortgage filed under CA3107184)	501 Main Street, Vancouver, BC V6A 2V2	Prime Rate plus 6% per annum	\$ 250,000.00
50	018-367-305	The Toronto-Dominion Bank (Mortgage filed under CA1959129 and transfer no. CA2804810)	500 Edmonton City Centre East, 10205 - 101 Street, 5th Floor, Edmonton, AB T5J 5E8	Prime minus 0.40% per annum	\$ 135,500.00
51	018-367-313	Computershare Trust Company of Canada (Mortgage filed under BB1672123 and transfer no. of CA2138165)	c/o First National Financial GP Corporation 100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6	Prime rate less 0.60% per annum	\$ 200,000.00
52	018-367-321	Royal Bank of Canada (Mortgage filed under CA7110616)	10 York Mills Road, 3rd Floor, Toronto, ON M2P 0A2	Royal Bank Prime Plus 7.000% per annum	\$ 550,000.00
53	018-367-330	The Bank of Nova Scotia (Mortgage filed under CA3104397)	101 - 268 Keefer Street, Vancouver, BC V6A 1X5	Interest Rate not Available	Principal Amount not Available
54	018-367-348	The Toronto-Dominion Bank of Canada (Mortgage filed under BA484876)	2198 West 41st Avenue, Vancouver, BC, V6M 1Z1	Bank prime rate plus 5.0000% per annum	\$ 117,000.00
55	018-367-356	N/A	N/A	N/A	N/A
56	018-367-364	National Bank of Canada (Mortgage filed under CA8063355)	500 Place D'Armes, 22nd Floor, Montreal, QC, H2Y 2W3	Interest Rate not Available	\$ 223,600.00
57	018-367-372	Canadian Imperial Bank of Commerce (Mortgage filed under CA6476812)	Box 115, Commerce Court Postal Station, Toronto, ON M5L 1E5	CIBC Prime Rate plus 6% per annum	\$ 656,500.00
58	018-367-381	N/A	N/A	N/A	N/A
59	018-367-399	B2B Bank (Mortgage filed under CA5787704)	PO Box 279 Stn. Commerce Court, 600 - 199 Bay Street, Toronto, ON M5L 0A2	3.79000%	\$ 80,000.00
60	018-367-402	The Toronto-Dominion Bank (Mortgage filed under CA2401284)	500 Edmonton City Centre East, 10205 - 101 Street, 5th Floor, Edmonton, AB T5J 5E8	Prime rate plus 10.000% per annum	\$ 324,000.00
61	018-367-411	Computershare Trust Company of Canada (Mortgage filed under CA4098217)	c/o First National Financial LP Corporation 100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6	2.890% per annum	\$ 426,800.00
62	018-367-429	The Bank of Nova Scotia (Mortgage filed under CA4816000)	1 West Broadway, Vancouver, BC V5Y 1P1	Prime rate plus 10.00% per annum	Principal Amount not Available
63	018-367-437	The Toronto-Dominion Bank (Mortgage filed under CA195951)	237-610 6th Street, New Westminster, BC V3L 5V1	5.15% per annum	\$ 225,000.00

Strata Lot No.	PID	Registered Chargeholder	Postal Address of Holder of Registered Charge	Interest for Registered Chargeholders	Estimate Value based on Stated Principal Amount of Registered Mortgages
		The Toronto-Dominion Bank (Mortgage filed under BB979147)	500, 10004 Jasper Ave., Edmonton, AB T5J 1R3	Prime rate plus 5.000% per annum	\$ 565,000.00
		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		



AXIOM BUILDERS INC.

ORDER OF MAGNITUDE

Issue Date: January 24th, 2020

VANNESS REMEDIATION

3380 VANNESS AVE. & 3362-3384 VANNESS AVE.
VANCOUVER, BC

THE OWNERS, STRATA PLAN LMS992

Project: **VANNESS REMEDIATION**
 Client: The Owners, Strata Plan LMS992
 Location: 3380 Vanness Ave. & 3362-3384 Vanness Ave., Vancouver, BC
 Date: January 24, 2020
 Est. No.: AXIVAN 2020



ORDER OF MAGNITUDE ESTIMATE

Drawing Date: n/a

		Quantity	Unit Rate	TOTAL	\$/GSF
A. BUILDING ENVELOPE REPAIRS - TOWER	55 ste.	41,514 sf	\$ 113.55 /sf	\$ 4,714,007	\$ 80.73 /sf
B. BUILDING ENVELOPE REPAIRS - TOWNHOUSES	8 ste.	11,663 sf	\$ 143.79 /sf	\$ 1,677,003	\$ 28.72 /sf
C. INTERIOR REPAIRS - TOWER	55 ste.	47,579 gsf	\$ 86.38 /gsf	\$ 4,109,804	\$ 70.38 /gsf
D. INTERIOR REPAIRS - TOWNHOUSES	8 ste.	10,814 gsf	\$ 97.50 /gsf	\$ 1,054,408	\$ 18.06 /gsf
E. PARKADE		17,028 pgsf	\$ 20.13 /gsf	\$ 342,703	\$ 5.87 /gsf
TOTAL GSF				58,393 gsf	
TOTAL UNITS				63 stes	
TOTAL ORDER OF MAGNITUDE				\$ 11,726,574	\$ 200.82 /gsf
				<i>\$ 186,136</i>	

SEPARATE PRICES

1. MAINTENANCE UPGRADES	63 units	58,393 NIC	\$ - /sf	\$ -
2. CODE UPGRADES	63 units	58,393 NIC	\$ - /sf	\$ -
3. HAZARDOUS MATERIALS ABATEMENT	63 units	58,393 NIC	\$ - /sf	\$ -

CLARIFICATIONS + ASSUMPTIONS

1. Cost estimate does not include for any scope of work outside the property lines.
2. Cost estimate based on current market conditions, no allowance for escalation
3. Cost estimate based on Building Envelope Condition Assessment Report (Dated: January 3, 2017)
4. No allowance for hazardous materials abatement or testing
5. No allowance for structural upgrades or enhancements
6. No allowance for code upgrades beyond items noted in proposal above
7. No allowance for seismic upgrades
8. No allowance for maintenance upgrades
9. No allowance for winter heat and hoarding
10. No allowance for inclement weather
11. No allowance for accomodating tenant/owner relocation costs
12. No allowance for phasing costs
13. No allowance for destructive testing or investigation
14. No allowance for maintenance work
15. No allowance for permits

Project: **VANNESS REMEDIATION**
 Client: The Owners, Strata Plan LMS992
 Location: 3380 Vanness Ave. & 3362-3384 Vanness Ave., Vancouver, BC
 Date: January 24, 2020
 Est. No.: AXIVAN 2020



ORDER OF MAGNITUDE ESTIMATE

Drawing Date: n/a

	Quantity	Unit Rate	TOTAL	\$/GSF	
A. BUILDING ENVELOPE REPAIRS - TOWER	55 ste.	41,514 sf	\$ 113.55 /sf	\$ 4,714,007	\$ 80.73 /sf
Façade Upgrades					
- Exterior Façade - Power Wash Cleaning	41,514 sf	\$ 1.00 /sf	\$ 41,514	\$ 0.71 /sf	
- Balcony Railings Removal	- NIC	\$ - /lf	\$ -	\$ - /sf	
- Balcony Railings Replacement	- NIC	\$ - /lf	\$ -	\$ - /sf	
- Roofing - Removal	6,714 sf	\$ 15.00 /sf	\$ 100,710	\$ 1.72 /sf	
- Roofing - Re-roofing (membrane/insulation/flashings/ballast)	6,714 sf	\$ 35.00 /sf	\$ 234,990	\$ 4.02 /sf	
- Punch Window Removal	8,067 sf	\$ 20.00 /sf	\$ 161,340	\$ 2.76 /sf	
- Punch Window Sill Prep	8,067 sf	\$ 8.00 /sf	\$ 64,536	\$ 1.11 /sf	
- Punch Window Replacement	8,067 sf	\$ 65.00 /sf	\$ 524,355	\$ 8.98 /sf	
- Window Wall Removal	1,864 sf	\$ 20.00 /sf	\$ 37,280	\$ 0.64 /sf	
- Window Wall Sill Prep	1,864 sf	\$ 8.00 /sf	\$ 14,912	\$ 0.26 /sf	
- Window Wall Replacement	1,864 sf	\$ 80.00 /sf	\$ 149,120	\$ 2.55 /sf	
- Storefront - Removal	4,161 sf	\$ 25.00 /sf	\$ 104,031	\$ 1.78 /sf	
- Storefront - Replacement	4,161 sf	\$ 100.00 /sf	\$ 416,125	\$ 7.13 /sf	
- Skylight Removal	4 ea	\$ 1,500.00 /ea	\$ 6,000	\$ 0.10 /sf	
- Skylight Replacement	4 ea	\$ 5,000.00 /ea	\$ 20,000	\$ 0.34 /sf	
- Remove Exterior Steel Stud/Densglass	16,466 sf	\$ 10.00 /sf	\$ 164,660	\$ 2.82 /sf	
- Exterior Steel Stud/Densglass Replacement	16,466 sf	\$ 15.00 /sf	\$ 246,990	\$ 4.23 /sf	
- Remove Balcony Steel Stud/Densglass	- NIC	\$ - /sf	\$ -	\$ - /sf	
- Balcony Steel Stud/Densglass Replacement	- NIC	\$ - /sf	\$ -	\$ - /sf	
- Stucco Removal	16,466 sf	\$ 15.00 /sf	\$ 246,990	\$ 4.23 /sf	
- Stucco Replacement	16,466 sf	\$ 25.00 /sf	\$ 411,650	\$ 7.05 /sf	
- Non-envelope Stucco Removal	6,184 sf	\$ 15.00 /sf	\$ 92,760	\$ 1.59 /sf	
- Non-envelope Stucco Replacement	6,184 sf	\$ 25.00 /sf	\$ 154,600	\$ 2.65 /sf	
- Stucco Soffit Removal	866 sf	\$ 15.00 /sf	\$ 12,990	\$ 0.22 /sf	
- Stucco Soffit Replacement	866 sf	\$ 25.00 /sf	\$ 21,650	\$ 0.37 /sf	
- Painting - Concrete Walls	4,772 sf	\$ 3.50 /sf	\$ 16,701	\$ 0.29 /sf	
- Painting - Balcony Soffits	2,196 sf	\$ 3.50 /sf	\$ 7,686	\$ 0.13 /sf	
- Exterior Caulking	41,514 sf	\$ 2.50 /sf	\$ 103,785	\$ 1.78 /sf	
- Traffic Coatings - Balcony	2,196 sf	\$ 7.50 /sf	\$ 16,470	\$ 0.28 /sf	
- Roof Top Equipment Coordination (Mech & Elec)	1 ls	\$ 25,000.00 /ls	\$ 25,000	\$ 0.43 /sf	
- Mechanical Re&Re	1 ls	\$ 15,000.00 /ls	\$ 15,000	\$ 0.26 /sf	
- Electrical Re&Re	1 ls	\$ 15,000.00 /ls	\$ 15,000	\$ 0.26 /sf	
- Scaffolding/Shrink Wrap	14 lvl	\$ 25,000.00 /lvl	\$ 350,000	\$ 5.99 /sf	
- Hoarding and Protection	2 ls	\$ 20,000.00 /ls	\$ 40,000	\$ 0.69 /sf	
- Temporary interior Wall Protection	55 ste.	\$ 3,000.00 /ste.	\$ 165,000	\$ 2.83 /sf	
General Requirements					
- General Requirements	41,514 sf	\$ 9.59 /sf	\$ 398,185	\$ 6.82 /sf	
Construction Contingency					
- Construction Contingency	41,514 sf	\$ 2.64 /sf	\$ 109,501	\$ 1.88 /sf	
Project Overhead & Mark-up					
- Project Overhead & Mark-up	41,514 sf	\$ 5.41 /sf	\$ 224,477	\$ 3.84 /sf	
B. BUILDING ENVELOPE REPAIRS - TOWNHOUSES	8 ste.	11,663 sf	\$ 143.79 /sf	\$ 1,677,003	\$ 28.72 /sf
Envelope Upgrades					
- Exterior Façade - Power Wash Cleaning	11,663 sf	\$ 1.00 /sf	\$ 11,663	\$ 0.20 /sf	
- Balcony Railings Removal	112 lf	\$ 20.00 /lf	\$ 2,240	\$ 0.04 /sf	
- Balcony Railings Replacement	112 lf	\$ 85.00 /lf	\$ 9,520	\$ 0.16 /sf	
- Roofing - Removal	4,723 sf	\$ 15.00 /sf	\$ 70,845	\$ 1.21 /sf	
- Roofing - Re-roofing (membrane/insulation/flashings/ballast)	4,723 sf	\$ 35.00 /sf	\$ 165,305	\$ 2.83 /sf	
- Punch Window Removal	2,153 sf	\$ 20.00 /sf	\$ 43,060	\$ 0.74 /sf	
- Punch Window Sill Prep	2,153 sf	\$ 8.00 /sf	\$ 17,224	\$ 0.29 /sf	
- Punch Window Replacement	2,153 sf	\$ 65.00 /sf	\$ 139,945	\$ 2.40 /sf	
- Wood Frame Upgrades (Exterior Walls)	7,584 sf	\$ 20.00 /sf	\$ 151,680	\$ 2.60 /sf	
- Wood Frame Upgrades (Floor)	8 ste.	\$ 10,000.00 /sf	\$ 80,000	\$ 1.37 /sf	
- Wood Frame Upgrades (Roof)	4,723 sf	\$ 20.00 /sf	\$ 94,460	\$ 1.62 /sf	
- Wood Frame Upgrades (Non Envelope Walls)	1,926 sf	\$ 20.00 /sf	\$ 38,520	\$ 0.66 /sf	
- Stucco Removal	7,584 sf	\$ 15.00 /sf	\$ 113,760	\$ 1.95 /sf	
- Stucco Replacement	7,584 sf	\$ 25.00 /sf	\$ 189,600	\$ 3.25 /sf	
- Non-envelope Stucco Removal	1,926 sf	\$ 15.00 /sf	\$ 28,890	\$ 0.49 /sf	
- Non-envelope Stucco Replacement	1,926 sf	\$ 25.00 /sf	\$ 48,150	\$ 0.82 /sf	
- Stucco Soffit Removal	600 sf	\$ 10.00 /sf	\$ 6,000	\$ 0.10 /sf	
- Stucco Soffit Replacement	600 sf	\$ 25.00 /sf	\$ 15,000	\$ 0.26 /sf	

Project: **VANNESS REMEDIATION**
 Client: The Owners, Strata Plan LMS992
 Location: 3380 Vanness Ave. & 3362-3384 Vanness Ave., Vancouver, BC
 Date: January 24, 2020
 Est. No.: AXIVAN 2020

ORDER OF MAGNITUDE ESTIMATE
 Drawing Date: n/a

	Quantity	Unit Rate	TOTAL	\$/GSF	
- Painting - Exterior	9,510 sf	\$ 2.50 /sf	\$ 23,775	\$ 0.41 /sf	
- Traffic Coatings - Balcony	600 sf	\$ 7.50 /sf	\$ 4,500	\$ 0.08 /sf	
- Mechanical - Exterior Vent replacement	8 ste.	\$ 300.00 /ea	\$ 2,400	\$ 0.04 /sf	
- Scaffolding/Shrink Wrap	4 lvl	\$ 20,000.00 /lvl	\$ 80,000	\$ 1.37 /sf	
- Hoarding and Protection	8 ls	\$ 10,000.00 /ls	\$ 80,000	\$ 1.37 /sf	
General Requirements					
- General Requirements	11,663 sf	\$ 12.15 /sf	\$ 141,654	\$ 2.43 /sf	
Construction Contingency					
- Construction Contingency	11,663 sf	\$ 3.34 /sf	\$ 38,955	\$ 0.67 /sf	
Project Overhead & Mark-up					
- Project Overhead & Mark-up	11,663 sf	\$ 6.85 /sf	\$ 79,857	\$ 1.37 /sf	
C. INTERIOR REPAIRS - TOWER	55 ste.	47,579 gsf	\$ 86.38 /gsf	\$ 4,109,804	\$ 70.38 /gsf
Base Building Upgrades					
- Demo - Suites	55 ste.	\$ 5,000.00 /ste.	\$ 275,000	\$ 4.71 /gsf	
- Plumbing - Water Entry (Booster)	47,579 gsf	\$ 1.60 /gsf	\$ 76,126	\$ 1.30 /gsf	
- Plumbing - Water Entry (Backflow)	47,579 gsf	\$ 0.55 /gsf	\$ 26,168	\$ 0.45 /gsf	
- Plumbing - Domestic Water System (Re-piping)	47,579 gsf	\$ 9.50 /gsf	\$ 452,001	\$ 7.74 /gsf	
- Plumbing - Domestic Hot Water (Boiler & Tanks)	47,579 gsf	\$ 1.60 /gsf	\$ 76,126	\$ 1.30 /gsf	
- HVAC - Common Area Ventilation	47,579 gsf	\$ 2.00 /gsf	\$ 95,158	\$ 1.63 /gsf	
- HVAC - Kitchen Exhaust Fan	55 ste.	\$ 300.00 /ste.	\$ 16,500	\$ 0.28 /gsf	
- HVAC - Washroom Exhaust	55 ste.	\$ 10,000.00 /ste.	\$ 550,000	\$ 9.42 /gsf	
- HVAC - HRV Code Requirement	55 ste.	\$ 3,000.00 /ste.	\$ 165,000	\$ 2.83 /gsf	
- HVAC - Spa Amenity	- NIC	\$ - /gsf	\$ -	\$ - /gsf	
- HVAC - MUA Unit	1 ea.	\$ 60,000.00 /ea	\$ 60,000	\$ 1.03 /gsf	
- Mechanical - Electrical Vault AC	1 ea.	\$ 15,000.00 /ea	\$ 15,000	\$ 0.26 /gsf	
- Mechanical - Elevator Machine Room	1 ea.	\$ 2,000.00 /ea	\$ 2,000	\$ 0.03 /gsf	
- Mechanical - Energy Audit	1 ea.	\$ 10,000.00 /ea	\$ 10,000	\$ 0.17 /gsf	
- Mechanical - Enigneering	1 ea.	\$ 30,000.00 /ea	\$ 30,000	\$ 0.51 /gsf	
- Electrical - Fire Alarm	55 ste.	\$ 1,500.00 /ste.	\$ 82,500	\$ 1.41 /gsf	
- Electrical - Mechanical Systems	55 ste.	\$ 2,500.00 /ste.	\$ 137,500	\$ 2.35 /gsf	
- Electrical - Code Compliance	55 ste.	\$ 2,500.00 /ste.	\$ 137,500	\$ 2.35 /gsf	
- Electrical - Baseboard Replacement	55 ste.	\$ 5,000.00 /ste.	\$ 275,000	\$ 4.71 /gsf	
- Electrical - General Distrubution	55 ste.	\$ 2,500.00 /ste.	\$ 137,500	\$ 2.35 /gsf	
- Electrical - Engineering	1 ea.	\$ 20,000.00 /ea	\$ 20,000	\$ 0.34 /gsf	
Suite Finishes					
- Finish Carpentry - Sills & Casings	55 ste.	\$ 1,500.00 /ste.	\$ 82,500	\$ 1.41 /gsf	
- Steel Stud/Drywall/Insulation - Patch & Repair - Suites	55 ste.	\$ 7,500.00 /ste.	\$ 412,500	\$ 7.06 /gsf	
- Flooring & Tile Finishes - Patch & Repair	55 ste.	\$ 2,500.00 /ste.	\$ 137,500	\$ 2.35 /gsf	
- Painting & Caulking	55 ste.	\$ 1,500.00 /ste.	\$ 82,500	\$ 1.41 /gsf	
- Window Coverings	55 ste.	\$ 1,000.00 /ste.	\$ 55,000	\$ 0.94 /gsf	
Common Area Finishes					
- Common Area - Patch & Repair	12,481 sf.	\$ 5.00 /sf	\$ 62,405	\$ 1.07 /gsf	
General Requirements					
- General Requirements	47,579 gsf	\$ 7.30 /gsf	\$ 347,148	\$ 5.95 /gsf	
Construction Contingency					
- Construction Contingency	47,579 gsf	\$ 2.01 /gsf	\$ 95,466	\$ 1.63 /gsf	
Project Overhead & Mark-up					
- Project Overhead & Mark-up	47,579 gsf	\$ 4.11 /gsf	\$ 195,705	\$ 3.35 /gsf	
D. INTERIOR REPAIRS - TOWNHOUSES	8 ste.	10,814 gsf	\$ 97.50 /gsf	\$ 1,054,408	\$ 18.06 /gsf
Base Building Upgrades					
- Demo - Suites	8 ste.	\$ 5,000.00 /ste.	\$ 40,000	\$ 0.69 /gsf	
- Mechanical - Domestic Water System (Re-piping)	17,028 gsf	\$ 9.50 /gsf	\$ 161,766	\$ 2.77 /gsf	
- HVAC - Kitchen Exhaust Fan	8 ste.	\$ 300.00 /ste.	\$ 2,400	\$ 0.04 /gsf	
- HVAC - Washroom Exhaust	8 ste.	\$ 10,000.00 /ste.	\$ 80,000	\$ 1.37 /gsf	
- HVAC - HRV Code Requirement	8 ste.	\$ 3,000.00 /ste.	\$ 24,000	\$ 0.41 /gsf	
- Mechanical - Energy Audit	1 ea.	\$ 5,000.00 /ea	\$ 5,000	\$ 0.09 /gsf	
- Mechanical - Enigneering	1 ea.	\$ 10,000.00 /ea	\$ 10,000	\$ 0.17 /gsf	
- Electrical - Fire Alarm	8 ste.	\$ 1,500.00 /ste.	\$ 12,000	\$ 0.21 /gsf	
- Electrical - Mechanical Systems	8 ste.	\$ 2,500.00 /ste.	\$ 20,000	\$ 0.34 /gsf	
- Electrical - Code Compliance	8 ste.	\$ 2,500.00 /ste.	\$ 20,000	\$ 0.34 /gsf	
- Electrical - Baseboard Replacement	8 ste.	\$ 5,000.00 /ste.	\$ 40,000	\$ 0.69 /gsf	
- Electrical - General Distrubution	8 ste.	\$ 2,500.00 /ste.	\$ 20,000	\$ 0.34 /gsf	

Project: **VANNESS REMEDIATION**
 Client: The Owners, Strata Plan LMS992
 Location: 3380 Vanness Ave. & 3362-3384 Vanness Ave., Vancouver, BC
 Date: January 24, 2020
 Est. No.: AXIVAN 2020



ORDER OF MAGNITUDE ESTIMATE

Drawing Date: n/a

	Quantity	Unit Rate	TOTAL	\$/GSF
- Electrical - Engineering	1 ea.	\$ 10,000.00 /ea	\$ 10,000	\$ 0.17 /gsf
Suite Finishes				
- Finish Carpentry - Sills & Casings	8 ste.	\$ 2,500.00 /ste.	\$ 20,000	\$ 0.34 /gsf
- Steel Stud/Drywall/Insulation - Suites	8 ste.	\$ 10,000.00 /ste.	\$ 80,000	\$ 1.37 /gsf
- Flooring & Tile Finishes - Patch & Repair	8 ste.	\$ 3,500.00 /ste.	\$ 28,000	\$ 0.48 /gsf
- Painting & Caulking	8 ste.	\$ 2,000.00 /ste.	\$ 16,000	\$ 0.27 /gsf
- Window Coverings	8 ste.	\$ 1,500.00 /ste.	\$ 12,000	\$ 0.21 /gsf
General Requirements				
- General Requirements	17,028 gsf	\$ 3.53 /gsf	\$ 60,117	\$ 1.03 /gsf
Construction Contingency				
- Construction Contingency	17,028 gsf	\$ 0.97 /gsf	\$ 16,532	\$ 0.28 /gsf
Project Overhead & Mark-up				
- Project Overhead & Mark-up	17,028 gsf	\$ 1.99 /gsf	\$ 33,891	\$ 0.58 /gsf
E. PARKADE	17,028 pgsf	\$ 20.13 /gsf	\$ 342,703	\$ 5.87 /gsf
Parkade Re & Re				
- Concrete - Patch & Repair	17,028 pgsf	\$ 4.50 /pgsf	\$ 76,626	\$ 1.31 /gsf
- Waterproofing - Patch & Repair	17,028 pgsf	\$ 6.50 /pgsf	\$ 110,682	\$ 1.90 /gsf
- Mechanical - Re&Re	17,028 pgsf	\$ 3.50 /pgsf	\$ 59,598	\$ 1.02 /gsf
- Electrical - Re&Re	17,028 pgsf	\$ 2.50 /pgsf	\$ 42,570	\$ 0.73 /gsf
General Requirements				
- General Requirements	17,028 gsf	\$ 1.70 /gsf	\$ 28,948	\$ 0.50 /gsf
Construction Contingency				
- Construction Contingency	17,028 gsf	\$ 0.47 /gsf	\$ 7,961	\$ 0.14 /gsf
Project Overhead & Mark-up				
- Project Overhead & Mark-up	17,028 gsf	\$ 0.96 /gsf	\$ 16,319	\$ 0.28 /gsf

TOTAL GSF 58,393 gsf
TOTAL UNITS 63 stes

TOTAL ORDER OF MAGNITUDE \$ 11,726,574 \$ 200.82 /gsf
 \$ 186,136

SEPARATE PRICES

1. MAINTENANCE UPGRADES	63 units	58,393 NIC	\$ - /sf	\$ -
- Maintenance	- NIC	\$ - /gsf	\$ -	#DIV/0! /gsf
2. CODE UPGRADES	63 units	58,393 NIC	\$ - /sf	\$ -
- Structural Upgrades	- NIC	\$ - /gsf	\$ -	#DIV/0! /gsf
- Code Upgrades	- NIC	\$ - /gsf	\$ -	#DIV/0! /gsf
- Seismic Upgrades	- NIC	\$ - /gsf	\$ -	#DIV/0! /gsf
3. HAZARDOUS MATERIALS ABATEMENT	63 units	58,393 NIC	\$ - /sf	\$ -
- Hazmat Report and Testing	- NIC	\$ - /gsf	\$ -	#DIV/0! /gsf
- Hazmat Removal and Disposal	- NIC	\$ - /gsf	\$ -	#DIV/0! /gsf

CLARIFICATIONS + ASSUMPTIONS

1. Cost estimate does not include for any scope of work outside the property lines.
2. Cost estimate based on current market conditions, no allowance for escalation
3. Cost estimate based on Building Envelope Condition Assessment Report (Dated: January 3, 2017)
4. No allowance for hazardous materials abatement or testing
5. No allowance for structural upgrades or enhancements
6. No allowance for code upgrades beyond items noted in proposal above
7. No allowance for seismic upgrades
8. No allowance for maintenance upgrades
9. No allowance for winter heat and hoarding
10. No allowance for inclement weather
11. No allowance for accommodating tenant/owner relocation costs
12. No allowance for phasing costs
13. No allowance for destructive testing or investigation
14. No allowance for maintenance work
15. No allowance for permits

PURCHASE AND SALE AGREEMENT

DATE: 11th January, 2021

BETWEEN: **INTRACORP ACQUISITION CO. LTD.** (the “Purchaser”)

AND: **THE OWNERS, STRATA PLAN LMS992** (the “Vendor”)

1. BASIC TERMS

- (a) **Address of Purchaser:** **INTRACORP ACQUISITION CO. LTD.**
 Suite 600 – 550 Burrard Street
 Vancouver, BC V6C 2B5
- Attention: Evan Allegretto
- E-mail: EAllegretto@intracorphomes.com
- With a copy to:
- Terra Law Corporation
 2800 – 650 West Georgia Street
 Vancouver, BC V6B 4N7
- Attention: Glenn Leung
- E-mail: gleung@terralawcorp.ca
- (b) **Address of Vendor:** **THE OWNERS, STRATA PLAN LMS992**
 c/o Hamilton & Company
 4th Floor, 500 Sixth Avenue
 New Westminster, BC V3L 1V3
- Attention: Steve Hamilton and
 Jennifer Neville
- E-Mail: shamilton@hamiltonco.ca and
jneville@hamiltonco.ca
- (c) **Vendor’s Brokerage:** Colliers Macaulay Nicolls Inc.
- 19th Floor
 200 Granville Street,
 Vancouver, BC V6C 2R6
- Attention: Hart Buck and Jennifer Darling
- E-mail: Hart.Buck@colliers.com and
Jennifer.Darling@colliers.com

- (d) **Lands:**
- Municipal Address:** 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382 and 3384 Vanness Avenue, Vancouver, British Columbia
- Legal Description:** See Part I of Schedule A
- (e) **Purchase Price:** Forty One Million Four Hundred Thousand Dollars (\$41,400,000.00) being the total price for the Property (as defined in section 2)
- (f) **Deposits:**
- First Deposit:** Seventy Five Thousand Dollars (\$75,000)
- Second Deposit:** Two Million Nine Hundred Thousand Dollars (\$2,900,000)
- (the First Deposit and the Second Deposit are collectively referred to as the “**Deposit**”)
- (g) **Completion Date:** The date that is four (4) months after the later of (i) the date on which all of the Vendor’s Conditions (as defined in section 1 of Schedule B) are declared satisfied by the Vendor and (ii) the date on which all of the Purchaser’s Conditions (as defined in section 2 of Schedule B) are declared satisfied or waived by the Purchaser
- (h) **Purchaser’s First Condition Waiver Date** The date that is thirty (30) days after the execution and delivery of this Agreement by the Vendor and the Purchaser
- (i) **Purchaser’s Court Confirmation Condition Waiver Date** The date that is four (4) months after the date on which the Vendor’s Second Condition (as defined in section 1 of Schedule B) is satisfied, subject to extension in accordance with section 4 of Schedule B
- (j) **Purchaser’s Second Condition Waiver Date** The date that is eighteen (18) months after the date on which the Vendor’s Second Condition (as defined in section 1 of Schedule B) is satisfied, subject to extension in accordance with section 3 of Schedule B
- (k) **Vendor’s Second Condition Waiver Date:** The date that is six (6) months after the execution and delivery of this Agreement by the Vendor and the Purchaser

- (l) **Vendor's Third Condition Waiver Date** The date that is twelve (12) months after the date on which the Vendor's Second Condition (as defined in section 1 of Schedule B) is satisfied

Any reference in this Agreement to a basic term will be construed to include the provision set forth above as well as any additional terms and conditions of this Agreement where the basic term is more fully set forth.

2. PURCHASE AND SALE

- (a) The parties acknowledge and agree that:
- (i) this Agreement is being entered into by the Vendor pursuant to an intended voluntary winding-up of the Vendor with a liquidator pursuant to Division 2 or Division 3 of Part 16 of the *Strata Property Act* (British Columbia) (the "**Strata Property Act**") and the provisions of this Agreement will be interpreted so as to give effect to the sale and purchase of the Property pursuant to such winding-up; and
 - (ii) the Liquidator (as defined in subsection 11(a)) must be appointed to effect the voluntary winding-up of the Vendor and the sale and purchase of the Property as contemplated by this Agreement. In the event that the Vendor's Conditions (as defined in section 1 of Schedule B) are satisfied and the Liquidator is appointed by an 80% Resolution (as defined in paragraph 11(d)(i)) pursuant to section 277 of the *Strata Property Act*, the parties acknowledge and agree that this Agreement will be subject to review and comment by the Liquidator and its solicitors, and the parties agree to make such technical and procedural amendments to this Agreement as are reasonably requested by the Liquidator and its solicitors to facilitate the sale and purchase of the Property on the terms contemplated herein, so long as such amendments are not materially adverse to either party, and provided that the failure to make any such amendments will not affect the validity or enforceability of this Agreement, which will remain binding on the parties hereto.
- (b) In this Agreement:
- (i) "**Buildings**" means all buildings, structures and improvements on the Lands;
 - (ii) "**Permitted Encumbrances**" means the charges and encumbrances listed in Part III of Schedule A attached hereto;
 - (iii) "**Property**" means, collectively, the Lands and the Buildings; and
 - (iv) "**Strata Lots**", "**Common Property**", "**Residential Strata Lots**" and "**Commercial Strata Lots**" each have the meaning set out in Schedule A attached hereto.

- (c) The Vendor agrees to cause:
- (i) all of the right, title and interest of the Owners (as defined in section 11) in and to the Property to be transferred to and vested in the Liquidator; and
 - (ii) the Liquidator to sell and transfer the Property to the Purchaser,
- and the Purchaser agrees to purchase the Property from the Liquidator, in all cases free and clear of registered and unregistered legal notations, charges, liens, interests, claims, judgments, charges, caveats and encumbrances whatsoever save and except for the Permitted Encumbrances, for the Purchase Price and upon the terms and conditions in this Agreement.
- (d) The Purchaser and the Vendor confirm and agree that the Purchase Price and the Property include any washers, dryers, refrigerators, ovens, stoves and built-in dishwashers within any of the Strata Lots on the date hereof or on the Completion Date.

3. PURCHASE PRICE AND DEPOSITS

- (a) The Purchaser will pay the Purchase Price as follows:
- (i) as to the First Deposit, by payment thereof by the Purchaser to the Purchaser's solicitors within three business days after the execution and delivery of this Agreement, to be deposited and held by the Purchaser's solicitors in trust in an interest bearing account as a stakeholder on behalf of the parties (subject to subsection 3(c)), pending completion of the sale and purchase of the Property or other termination of this Agreement;
 - (ii) as to the Second Deposit, by payment thereof by the Purchaser to the Purchaser's solicitors within two business days after all of the Purchaser's Conditions and all of the Vendor's Conditions (each as defined in Schedule B) have been satisfied or waived, as applicable, to be deposited and held by the Purchaser's solicitors in trust in an interest bearing account as a stakeholder on behalf of the parties pending completion of the sale and purchase of the Property or other termination of this Agreement; and
 - (iii) as to the balance of the Purchase Price, subject to adjustment as provided in section 9, by payment of such amount by the Purchaser to the Liquidator upon the completion of the transfer of the Property to the Purchaser in accordance with the provisions of this Agreement.
- (b) The Deposit will be credited to the Purchase Price if the sale and purchase of the Property contemplated herein is completed in accordance with the terms hereof. The Deposit paid, together with all interest accrued thereon, will be forfeited to the Vendor if the Purchaser is in default of its obligation to complete the sale and purchase of the Property hereunder as liquidated damages (the parties hereby agreeing that such amount constitutes a genuine pre-estimate of damages) and as the Vendor's sole and exclusive remedy, or will be paid in full to the Purchaser, without prejudice to any other right or remedy of the Purchaser, in the event that the Purchaser elects to terminate this Agreement due to the Vendor being in default of its obligation to complete the sale and purchase of the Property hereunder. The foregoing clause will survive the termination of this Agreement.

- (c) Within five (5) business days after the Vendor's Second Condition is satisfied, the Purchaser will cause the Purchaser's solicitors to release the First Deposit to the Vendor, without conditions (subject to subsection 3(b)).
- (d) If any of the conditions precedent set out in Schedule B to this Agreement are not satisfied or waived in accordance with Schedule B, then:
 - (i) the Purchaser is not required to pay any further portion of the Deposit;
 - (ii) if, prior to such time, the First Deposit was released by the Purchaser's solicitors to the Vendor, then the First Deposit will be retained by the Vendor; and
 - (iii) all portions of the Deposit then held by the Purchaser's solicitors, together with all interest accrued on the Deposit, will be returned to the Purchaser, and the Purchaser's solicitors are hereby irrevocably directed by the Vendor and the Purchaser to forthwith repay the entire amount of the Deposit held in trust by the Purchaser's solicitors and accrued interest, in full, to the Purchaser without deduction.
- (e) For greater certainty, all portions of the Deposit (including, without limitation, any portions which are paid or released to the Vendor or paid to any third parties as contemplated herein) will be credited to the Purchase Price.

4. CONDITIONS PRECEDENT

The obligation of the parties to complete the purchase of the Property on the Completion Date is subject to and conditional upon the conditions precedent set out in Schedule B to this Agreement being satisfied or waived by the appropriate party or parties within the time or times specified therein.

5. PURCHASER'S DUE DILIGENCE

- (a) The Vendor will, within five business days after the execution and delivery of this Agreement by the Vendor and the Purchaser, deliver or cause to be delivered to the Purchaser true copies of all studies, tests, audits, surveys, investigations, reports (including depreciation reports and environmental, structural and mechanical reports), plans and service or maintenance records prepared or obtained since February 25, 2014 which are in the possession or control of the Vendor;
- (b) The Vendor will, within five business days after the execution and delivery of this Agreement by the Vendor and the Purchaser, deliver or cause to be delivered to the Purchaser all of the following which are in the possession or control of the Vendor (and, to the extent that any of the following are not within the possession or control of the Vendor, the Vendor will make best efforts and take all steps within its control to obtain and/or prepare, as applicable, and deliver same to the Purchaser by the foregoing date):
 - (i) true copies of all tenancy agreements, leases, offers to lease and other agreements in the nature of a tenancy or a right to occupy premises (including every addendum, amendment, extension, renewal or supplement thereto or thereof) relating to the Residential Strata Lots or the Common Property (collectively, the "**Residential Leases**");

- (ii) a list (the “**Residential Tenancy List**”) which sets out, for each Residential Strata Lot in the Property, whether or not the Strata Lot is occupied by a tenant and, if so, particulars regarding such tenant and the term of the tenancy, including whether there are any rental arrears and whether a rent repayment plan is in effect and the particulars thereof, certified correct by the Vendor to the best of its knowledge, information and belief as of the date of the Residential Tenancy List;
 - (iii) true copies of all tenancy agreements, leases, offers to lease and other agreements in the nature of a tenancy or a right to occupy premises (including every addendum, amendment, extension, renewal or supplement thereto or thereof) relating to the Commercial Strata Lots (collectively, the “**Commercial Leases**”);
 - (iv) a list (the “**Commercial Tenancy List**” and, together with the Residential Tenancy List, the “**Tenancy List**”) which sets out, for each Commercial Strata Lot in the Property, whether or not the Strata Lot is occupied by a tenant and, if so, particulars regarding such tenant and the term of the tenancy, certified correct by the Vendor to the best of its knowledge, information and belief as of the date of the Commercial Tenancy List; and
 - (v) a rent roll for each Commercial Lease, in each case certified correct by the Owner of the Commercial Strata Lot subject to such Commercial Lease.
- (c) The Purchaser agrees to maintain the confidentiality of all such documents and instruments so delivered (provided that, for greater certainty, such documents may be disclosed to the Purchaser’s consultants and advisors on a confidential basis), and to return all copies of the same to the Vendor forthwith if the conditions precedent set out in Schedule B attached hereto are not satisfied or waived within the time or times provided therein or if the Purchaser fails to complete its purchase of the Property.
- (d) The Vendor will permit the Purchaser and the Purchaser’s employees, engineers, agents and advisors to enter onto the Lands and the Buildings and carry out such inspections, tests, studies, surveys and investigations of the Property as the Purchaser may reasonably require. Any such inspections tests, studies, surveys and investigations will be carried out during normal business hours, will not unduly interfere with any owners, tenants or occupants of the Lands or the Buildings and will not injure the Lands or Buildings. The Purchaser agrees to provide no less than 24 hours’ notice of any intention to carry out inspections, tests, studies, surveys and investigations of the Property unless any such inspections, tests, studies, surveys and investigations require access to any of the Strata Lots, in which case no less than 7 business days’ notice will be provided by the Purchaser to permit the Vendor to comply with its notice requirements to the Owners pursuant to the Vendor’s bylaws (which requirements the Vendor will comply with immediately upon receipt of such notice from the Purchaser). The Purchaser will be responsible for and will indemnify the Vendor and/or any owners, tenants or occupants of the Building for all damages, costs, expenses resulting from property damage or injury caused by the Purchaser’s actions. This indemnity will survive completion of the purchase and sale of the Property hereunder or any earlier termination hereof.
- (e) The Vendor will execute, or cause to be executed, and return to the Purchaser or the Purchaser’s solicitors as soon as is reasonably possible all consents or letters of authority which it may be necessary for the Vendor to execute in order for the Purchaser to conduct

such due diligence searches or cause inspections or tests to be made with respect to the purchase of the Property as the Purchaser determines to be necessary, acting reasonably.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS

- (a) The Vendor hereby makes the representations and warranties set out in section 1 of Schedule C to this Agreement and the covenants set out in section 2 of Schedule C.
- (b) The Purchaser hereby makes the representations and warranties set out in section 3 of Schedule C attached hereto.

7. TAX

- (a) The Vendor hereby represents and warrants that the Liquidator (as defined in subsection 11(a)) will not, on the Completion Date, be a non-resident of Canada for the purposes of the *Income Tax Act* (Canada) (the “**ITA**”). The Vendor will cause the Liquidator to execute and deliver to the Purchaser, on or before the Completion Date, a certificate (the “**Liquidator’s Residency Certificate**”), in a form required by the Purchaser, acting reasonably, which confirms, *inter alia*, that the Liquidator is not a non-resident of Canada for the purposes of the ITA as of the Completion Date.
- (b) The Vendor acknowledges and agrees that, if the Vendor or any Owner (as defined in subsection 11(a)) is a non-resident of Canada for the purposes of the ITA, the parties are required to comply with the provisions of section 116 of the ITA in regard to the sale of the Property. If the Vendor fails to deliver to the Purchaser on or before the Completion Date, a certificate or certificates issued by the Canada Revenue Agency or any successor thereto (“**CRA**”) pursuant to subsection 116(4) of the ITA in respect of the sale of the Property (“**Certificate(s)**”), and the Purchaser determines, based on advice from its tax consultants, that it is required to withhold a portion of the adjusted Purchase Price in accordance with section 116 of the ITA, then the Purchaser’s solicitors are irrevocably authorized and directed to hold back from the adjusted Purchase Price payable by the Purchaser hereunder such amount (the “**Withholding Amount**”) as may be required to comply with the Purchaser’s obligations under section 116 of the ITA and to pay to CRA the Withholding Amount or such lesser amount as CRA requires in order to issue the Certificate(s) to the Vendor, to pay the balance of the Withholding Amount, if any, to or as directed by the Vendor and to provide to the Purchaser a copy of the Certificate(s). Notwithstanding the foregoing, if the Certificate(s) are not available by the later of the date that the Withholding Amount is required to be submitted to CRA pursuant to section 116 of the ITA or such later date as may be permitted by CRA, the Purchaser’s solicitors are hereby irrevocably authorized and directed to pay the entire Withholding Amount to CRA in accordance with section 116 of the ITA. The Vendor will, prior to the Completion Date, provide to the Purchaser evidence satisfactory to the Purchaser and the Purchaser’s solicitors as to whether each Owner is or is not a non-resident of Canada and, for greater certainty, and without limiting the foregoing, the Purchaser’s solicitors will be entitled to hold back the Withholding Amount in accordance with this subsection 7(b) with respect to any given Strata Lot if the Owner of such Strata Lot fails to execute and deliver to the Purchaser, on or before the Completion Date, a certificate (each, an “**Owner’s Residency Certificate**”), in a form required by the Purchaser, acting reasonably, which confirms, *inter alia*, that such Owner is not a non-resident of Canada for the purposes of the ITA as of the Completion Date.

- (c) The Purchase Price does not include federal goods and services tax (“GST”) payable under the *Excise Tax Act* (Canada). The parties acknowledge and agree that the Property is a mixed-use property, comprising the Residential Strata Lots and the Commercial Strata Lots. Accordingly:
- (i) for the purpose of calculating the amount of GST payable, if any, the Purchaser and Vendor agree that the Purchase Price will be allocated between the Residential Strata Lots and the Commercial Strata Lots in accordance with the Interest Schedule (as defined in paragraph 11(d)(i));
 - (ii) with respect to the Residential Strata Lots, the Liquidator will provide a certificate (the “**Vendor’s GST Certificate**”), in the customary form, to the Purchaser on the Completion Date, certifying that the sale of the Residential Strata Lots is exempt from GST as a sale of used residential property; and
 - (iii) on the Completion Date, the Purchaser will pay to the Liquidator, as agent for Her Majesty the Queen in right of Canada, in addition to the Purchase Price, the amount of GST exigible, if any, in respect of the transactions contemplated in this Agreement or, if the Purchaser is registered with the Canada Revenue Agency (the “**CRA**”) for GST purposes on the Completion Date and provides a certificate (the “**Purchaser’s GST Certificate**”) to the Vendor on or before the Completion Date confirming the Purchaser’s registered status and the Purchaser’s registration number, then the Purchaser will not be required to pay such GST to the Liquidator and, instead, the Purchaser may self-assess such GST and account directly to the CRA.
- (d) The Vendor acknowledges that the Residential Strata Lots or the Owners may be subject to (i) speculation and vacancy tax (“**Speculation Tax**”) levied by the Province of British Columbia under the *Speculation and Vacancy Tax Act* (British Columbia), as may be amended or replaced from time to time and/or (ii) empty homes tax (the “**Empty Homes Tax**”) levied by the City of Vancouver (the “**City**”) under City of Vancouver Vacancy Tax Bylaw No. 11674, as may be amended or replaced from time to time. If any Residential Strata Lot or Owner is, in the Purchaser’s solicitors’ opinion, subject to the application of the Speculation Tax or the Empty Homes Tax, then the Purchaser’s solicitors are irrevocably authorized and directed to hold back from the adjusted Purchase Price payable by the Purchaser hereunder such additional amount as may be required to ensure that any Speculation Tax or Empty Homes Tax applicable to the period prior to the Completion Date is fully paid and satisfied and to pay such held back amount to the applicable governmental authority(ies) in satisfaction of such Speculation Tax and/or Empty Homes Tax.

8. COMPLETION DATE

The sale and purchase of the Property will be completed on the Completion Date.

9. ADJUSTMENTS

- (a) All usual adjustments of taxes, rates, local improvement assessments and other charges and all other costs normally adjusted for on a sale of property similar to the Property, both incoming and outgoing, will be made as of 12:01 a.m. on the Completion Date. The Vendor will receive the benefit of all income and will be responsible for all expenses

incurred in operating and maintaining the Property incurred for and attributable up to 11:59 p.m. on the day preceding the Completion Date and the Purchaser will receive the benefit of all income and be responsible for all expenses from and including the Completion Date. The Vendor will provide or cause to be provided to the Purchaser and the Purchaser's solicitors, promptly on request, any information required by them, acting reasonably, in order to prepare the statement of adjustments (the "**Statement of Adjustments**"). The Vendor acknowledges and agrees that the Vendor will not be entitled to an adjustment in respect of strata fees paid by Owners to the Vendor for the month in which this transaction completes.

- (b) If the final cost or amount of an item which is to be adjusted has not been determined as at the Completion Date, then an initial calculation or adjustment for such item will be made on the Completion Date, such amount to be estimated by the Purchaser and agreed by the Vendor, each acting reasonably, on the basis of the best evidence available as to what the final cost or amount of such item will be. In each case, when such cost or amount is determined (such determination to be made as soon as possible), or if any item is discovered which should have been adjusted but was not so adjusted, the Purchaser or the Vendor, as the case may be, will promptly, and in any event not later than thirty (30) days after determination, provide a complete statement thereof to the other and within thirty (30) days thereafter, the Vendor and the Purchaser will make a final adjustment as of the Completion Date for the item in question. If the Vendor and the Purchaser are unable to agree on the final cost or amount of an item, or the proper adjustment therefor, the same will be determined by independent auditors acceptable to the Vendor and the Purchaser, acting reasonably, with the cost of such auditors' determination being shared equally between the Vendor and the Purchaser. All final adjustments and re-adjustments must be identified within a period of one (1) year after the Completion Date, after which all adjustments, save for any identified within such period, will be final.
- (c) If there are any tenant inducements relating to the Commercial Leases that remain outstanding and unpaid by any Owner of a Commercial Strata Lot as of the Completion Date, such amount(s) will be adjusted in favour of the Purchaser.

10. RISK

The Property will be and remain at the Vendor's risk until the Transfer (as defined in subsection 15(a)) is filed for registration in the applicable Land Title Office (the "**Land Title Office**"), and the Vendor will hold all insurance policies and the proceeds thereof in trust for the parties as their respective interest may appear pending the Completion Date.

11. STRATA PLAN CANCELLATION

- (a) As of the date hereof, the Lands consist of the Strata Lots and the Common Property, and each Strata Lot is owned by a separate owner (collectively for all Strata Lots, the "**Owners**" and each an "**Owner**"). The Strata Lots and the Common Property are included in the Strata Plan (as defined in Schedule A). The Owners are members of a strata corporation under the *Strata Property Act* under the name "The Owners, Strata Plan LMS992" (the "**Strata Corporation**"). The parties intend that, prior to the Completion Date, a liquidator (the "**Liquidator**") will be appointed by the Vendor to cancel the Strata Plan and wind up the Strata Corporation in accordance with Division 2 or Division 3 of Part 16 of the *Strata Property Act* and that, on the Completion Date:

- (i) the Strata Plan will be cancelled in accordance with the *Strata Property Act*, upon which cancellation the Lands will consist of a single parcel, the title to which will vest in the Liquidator; and
- (ii) the Liquidator will transfer the Property to the Purchaser.

The Vendor and the Purchaser agree that the Purchaser will only be required to deal with the Liquidator and its solicitors in connection with completing the purchase and sale of the Property and that, except as provided in Schedule D, the Purchaser will not be required to deal directly with any of the Owners or their solicitors.

- (b) Subject to the Vendor's Conditions being satisfied, the Vendor will take such steps and do such acts as are required under the *Strata Property Act* in order to appoint the Liquidator and cause the Liquidator to cancel the Strata Plan and transfer title to the Property to the Purchaser, and, without limiting the generality of the foregoing, the Vendor will perform the obligations and do the acts set out below in this section 11.
- (c) Intentionally deleted.
- (d) At least five days prior to the Vendor's Second Condition Waiver Date, the Vendor will hold an annual or special general meeting (the "**General Meeting**") of the Strata Corporation for the purpose of passing such resolutions as may be required to give effect to the transaction contemplated herein, including, without limitation:
 - (i) a resolution (the "**80% Resolution**"), by 80% vote, pursuant to section 277 of the *Strata Property Act*, approving, *inter alia*, the appointment of the Liquidator to wind up the Strata Corporation, the cancellation of the Strata Plan, the dissolution of the Strata Corporation, the surrender to the Liquidator of each Owner's interest in the Property and any personal property held by the Strata Corporation on behalf of each Owner and an interest schedule (the "**Interest Schedule**") which complies with the requirements set out in the *Strata Property Act*, including section 278 thereof;
 - (ii) a resolution (the "**Transfer Resolution**"), by $\frac{3}{4}$ vote, pursuant to section 282 of the *Strata Property Act*, approving the transfer of the Property to the Purchaser in accordance with the terms and conditions of this Agreement; and
 - (iii) a resolution (the "**Approval Resolution**"), by $\frac{3}{4}$ vote, approving and ratifying the terms and conditions of this Agreement and the execution and delivery of this Agreement by the Vendor,

(the 80% Resolution, the Transfer Resolution and the Approval Resolution are collectively referred to herein as the "**Required Resolutions**").

- (e) Following the satisfaction of the Vendor's Second Condition, the Vendor will:
 - (i) within 60 days after the 80% Resolution is passed, apply to the Supreme Court, pursuant to section 278.1 or 285 of the *Strata Property Act*, for:
 - A. an order confirming the 80% Resolution (the "**Winding-Up Confirmation Order**"); and

- B. if, at such time, the Strata Corporation is unable to obtain any policy of insurance that it is required to obtain under the *Strata Property Act*, an order confirming that the Liquidator (in its capacity as the liquidator appointed to wind up the Strata Corporation) will have no liability as a result of the failure of the Strata Corporation to obtain or maintain any policy of insurance or, if the Supreme Court is not willing to grant such order, then an order delaying or varying the date by which the Liquidator must make the application required by Section 279 of the *Strata Property Act* (the “**Liquidator Order**”),

and thereafter the Vendor will make commercially reasonable efforts and take all steps that are within its control to cause the Supreme Court to hold, as soon as reasonably possible, a hearing for the purpose of issuing the Winding-Up Confirmation Order and, if applicable, the Liquidator Order;

(ii) cause the Liquidator:

- A. no later than 30 days after the Winding-Up Confirmation Order is granted by the Supreme Court (or, if the Liquidator Order is granted, then no later than the later of the foregoing date and the date by which the Liquidator is required, pursuant to the terms of the Liquidator Order, to make the application required by Section 279 of the *Strata Property Act*), to apply to the Supreme Court, pursuant to section 279 of the *Strata Property Act*, for a vesting order (the “**Vesting Order**”), which, *inter alia*:
- a) confirms the appointment of the Liquidator;
 - b) vests in the Liquidator title to the Property for the purpose of selling the Property to the Purchaser pursuant to this Agreement and distributing the proceeds as set out in the Interest Schedule;
 - c) requires the Property to be vacant in accordance with section 13; and
 - d) directs the Land Title Office to cancel the Strata Plan and vest the Property in the Liquidator without requiring the discharge of any encumbrances from the Strata Lots or the Common Property or the extension of any financial encumbrances charging a Strata Lot over the balance of the Lands (it being understood that the Liquidator’s obligations pursuant to subparagraph 11(e)(ii)H will apply);
- B. upon receipt by the Liquidator of the Vesting Order, to not file or otherwise deal with the Vesting Order in any manner except in accordance with section 16, provided that if the Purchaser defaults in its obligation to complete the purchase of the Property pursuant to this Agreement, the Liquidator will no longer be bound by this obligation;
- C. to obtain the approval, pursuant to section 282 of the *Strata Property Act*, of the transfer of the Property to the Purchaser in accordance with the

terms and conditions of this Agreement by a resolution passed by a by $\frac{3}{4}$ vote at an annual or special general of the Strata Corporation which is held after the Liquidator is appointed;

- D. to execute the closing documents set out in section 15, as required;
 - E. on the Completion Date, to deposit a certified copy of the Vesting Order and the Interest Schedule (together, the “**Vesting Application**”) with the registrar under the *Land Title Act* (British Columbia) for the purpose of cancelling the Strata Plan and vesting in the Liquidator title to, *inter alia*, the Property, in accordance with section 16;
 - F. on the Completion Date, to transfer the Property to the Purchaser in accordance with section 16;
 - G. to provide such notifications as are required under section 280(3) of the *Strata Property Act*;
 - H. to arrange for the holders of financial encumbrances on title to the Lands to be paid out from the net sales proceeds due to the Vendor hereunder and clear title of such financial encumbrances in accordance with section 17; and
 - I. to distribute the net sale proceeds, after the pay-out and discharge of existing financial encumbrances and any other expenses or permitted deductions, to or as directed by the Owners in accordance with the Interest Schedule.
- (f) The Vendor will provide, and cause the Liquidator to provide, to the Purchaser timely, ongoing and fulsome updates and information with respect to the foregoing process, and, upon the request of the Purchaser, true copies of any notices, resolutions, approvals, applications, orders, instruments or other documents relating to the foregoing. Without limiting the foregoing, the Vendor will deliver to the Purchaser a copy of the notice, and all materials attached thereto, in respect of the General Meeting immediately following such notice being provided to the Owners. The Vendor will, and will cause the Liquidator to, provide drafts of all such notices, resolutions, approvals, applications, orders, instruments or other related documents to the Purchaser’s solicitors for review and comment, and will act reasonably in considering and, where possible or practical, incorporating such comments (if any) into such material before it is delivered or filed, as applicable.
- (g) The Vendor will do, and cause the Liquidator to do, all other acts and things, and execute and deliver such documents and instruments, as may be necessary in order to give effect to the foregoing.

12. 100% APPROVAL OF SALE

If, at any time prior to the granting of the Vesting Order, 100% of the Owners decide to sell their Strata Lots to the Purchaser, then the provisions of Schedule D will apply.

13. POSSESSION

The Purchaser will have vacant possession of the Property free and clear of registered and unregistered legal notations, charges, liens, interests, claims, judgments, charges, caveats, encumbrances and tenancies whatsoever save and except for the Permitted Encumbrances (subject to the provisions of this Agreement related to clearing title of the Owners' financial encumbrances and subject to section 14) immediately upon completion of the sale and purchase of the Property.

14. TENANCIES AND DELAYED POSSESSION

- (a) If a Residential Strata Lot is subject to a Residential Lease and such Residential Lease does not terminate prior to the Completion Date, then the Purchaser will, upon the completion of the purchase and sale of the Property, become the landlord under such Residential Lease pursuant to the Residential Lease Assignment (as defined in subsection 15(a)).
- (b) The terms and conditions in this subsection 14(b) apply only to those Residential Strata Lots which are occupied by the Owner thereof and which are not subject to a Residential Lease as of the Completion Date and do not apply to any other Strata Lots:
 - (i) Notwithstanding section 13, any Owner of a Residential Strata Lot who executes and delivers to the Purchaser, on or before the Completion Date, an owner's agreement (the "**Owner's Agreement**"), in the form attached hereto as Schedule E, may, following the Completion Date, continue to remain in possession of the Owner's Strata Lot for a period (the "**Delayed Possession Period**") which ends no later than the date (the "**Delayed Possession Date**") which is twelve (12) months after the Completion Date, and the Purchaser will have vacant possession of such Owner's Strata Lot from and after the Delayed Possession Date. In such case, the applicable Owner must pay the Purchaser for each month or portion thereof that the Owner remains in possession of such Owner's Strata Lot during the Delayed Possession Period a monthly fee equal to the area in square feet of the Owner's Strata Lot (as shown on the Strata Plan) multiplied by \$2.00, which monthly fee is due and payable on the first day of each month.
 - (ii) An Owner may terminate his or her rights to remain in possession of such Owner's Strata Lot under this subsection 14(b) on 30 calendar days' written notice to the Purchaser.
 - (iii) The Liquidator will hold back from the Net Sale Proceeds (as defined in section 16) and retain in trust an amount equal to \$5,000 (each, a "**Delayed Possession Holdback**") for each Strata Lot to be occupied under an Owner's Agreement, and will not release any portion of the Delayed Possession Holdback except as contemplated in this paragraph 14(b)(iii). The Liquidator will deal with each Delayed Possession Holdback as follows:
 - A. If the Owner (or any other occupant) of a given Strata Lot occupied under an Owner's Agreement fails to vacate the Strata Lot on or before the vacancy date specified by the Owner's Agreement, then the Liquidator is hereby irrevocably authorized and directed to pay the full

amount of the Delayed Possession Holdback for such Strata Lot to the Purchaser forthwith after such vacancy date, and the Purchaser will be entitled to retain the full amount of the Delayed Possession Holdback for its sole benefit, and neither Owner nor the Vendor will be entitled to receive any portion of such Delayed Possession Holdback.

- B. In the event that (i) the Purchaser incurs any costs or expenses rectifying damage to any Strata Lot occupied under an Owner's Agreement which occurs during the Delayed Possession Period and which does not constitute reasonable wear and tear or (ii) any item(s) which are the Purchaser's property are removed or salvaged from any such Strata Lot by the Owner, the Owner's Family Member (as defined in the Owner's Agreement) or any other person permitted to do so by the Owner without the consent of the Purchaser, then the Liquidator is hereby irrevocably authorized and directed to pay to the Purchaser, from the Delayed Possession Holdback for such Strata Lot, the amount of such costs or expenses or the value of such item(s), as applicable, as determined by the Purchaser, acting reasonably, forthwith upon the written demand of the Purchaser.
- C. If the Owner (and all other occupants) of a given Strata Lot occupied under an Owner's Agreement vacate the Strata Lot on or before the vacancy date specified by the Owner's Agreement, then, at any time after the date that is 15 days after vacant possession of the Strata Lot is delivered to the Purchaser, the Liquidator may release the Delayed Possession Holdback (or the remaining balance thereof, if any, as applicable) to the Owner, provided that the Purchaser may, at any time during the Delayed Possession Period or during such 15 day post-vacancy period, give written demand for payment to the Liquidator pursuant to subparagraph 14(b)(iii)B, in which case the terms of subparagraph 14(b)(iii)B will apply to such Delayed Possession Holdback.
- (c) If a Commercial Strata Lot is subject to a Commercial Lease and such Commercial Lease does not terminate prior to the Completion Date, then the Purchaser will, upon the completion of the purchase and sale of the Property, become the landlord under such Commercial Lease pursuant to the Commercial Lease Assignment (as defined in subsection 15(a)).
- (d) The terms and conditions in this subsection 14(d) apply only to the Commercial Strata Lots which are occupied by the Owner thereof and which are not subject to a Commercial Lease as of the Completion Date, and do not apply to any other Strata Lots. Notwithstanding section 13, any Owner of a Commercial Strata Lot who executes and delivers to the Purchaser, on or before the Completion Date, a commercial tenancy agreement (the "**Commercial Tenancy Agreement**") in the Purchaser's standard form may, following the Completion Date, continue to occupy the Owner's Strata Lot as a tenant thereof pursuant to such Commercial Tenancy Agreement for a period which ends no later than the date (the "**Commercial Tenancy Expiry Date**") which is twelve (12) months after the Completion Date, and the Purchaser will have vacant possession of such Owner's Strata Lot from and after the Commercial Tenancy Expiry Date. The Commercial Tenancy Agreement for each such Commercial Strata Lot will include, *inter*

alia, the following terms and conditions and such other terms and conditions as the Purchaser may require, acting reasonably:

- (i) the tenant must vacate the Commercial Strata Lot on or before the Commercial Tenancy Expiry Date;
- (ii) the tenant of the Commercial Strata Lot must pay the Purchaser for each month or portion thereof that the tenant occupies the Commercial Strata Lot following the Completion Date a monthly rental fee equal to the area in square feet of the Commercial Strata Lot (as shown on the Strata Plan) multiplied by \$2.00, which monthly fee is due and payable on the first of each month;
- (iii) the tenant of the Commercial Strata Lot is responsible and will pay when due all costs and expenses relating to utilities, services, insurance and taxes, and any and all operating costs incurred the Purchaser in connection with the Commercial Strata Lot;
- (iv) the tenant of the Commercial Strata Lot is responsible for all maintenance and repairs relating to the Commercial Strata Lot and the Purchaser is not required to carry out any maintenance or repairs to the Commercial Strata Lot or the Property; and
- (v) the Commercial Strata Lot will not be used for any purpose other than the current use thereof.

15. DELIVERY OF CLOSING DOCUMENTS

- (a) On or before the Completion Date, the Vendor will cause the Vendor's solicitors or the Liquidator's solicitors to deliver to the Purchaser's solicitors the following items, duly executed by the Vendor and the Liquidator, as applicable, or such other parties as set out below and in registrable form whenever appropriate, to be dealt with in accordance with section 16:
 - (i) a Form A - Freehold Transfer (the "**Transfer**") conveying the Lands to or as directed by the Purchaser, duly executed by the Liquidator;
 - (ii) a Vendor's Statement of Adjustments prepared in accordance with section 9;
 - (iii) an assignment of all development rights in respect of the Property including, without limitation, all permits, licenses, plans, specifications, applications, studies, surveys, reports, approvals and all other documents and rights in respect of the Property;
 - (iv) an assignment of any subsisting warranties or guarantees in respect of the Property and any work performed in respect thereof;
 - (v) the following with respect to the Residential Leases;
 - A. an assignment to and assumption by the Purchaser of the interest of the Liquidator in all Residential Leases that have not been terminated as of the Completion Date (the "**Residential Lease Assignment**"); and

- B. directions to all tenants under the Residential Leases directing the tenants to pay future rental payments to the Purchaser (or as directed by the Purchaser) pursuant to the Residential Leases;
- (vi) the following with respect to the Commercial Leases;
- A. an assignment to and assumption by the Purchaser of the interest of the Liquidator in all Commercial Leases that have not been terminated as of the Completion Date (the “**Commercial Lease Assignment**”), including provision for continued responsibility of the respective owners of the Commercial Strata Lots for the landlord’s obligations and covenants under the Commercial Leases for the period prior to the Completion Date and an indemnity in favour of the Purchaser in respect of the landlord’s defaults occurring under the Commercial Leases during the period prior to the Completion Date, and an assumption by the Purchaser of all of the landlord’s obligations and covenants under the Commercial Leases for the period from and after the Completion Date and an indemnity from the Purchaser in favour of the Liquidator in respect of the landlord’s defaults occurring under the Commercial Leases during the period from and after the Completion Date; and
 - B. directions to all tenants under the Commercial Leases that have not been terminated effective on or before the Completion Date directing the tenants thereunder to pay future rental payments to the Purchaser (or as directed by the Purchaser) pursuant to the Commercial Leases;
- (vii) a certificate, dated as of the Completion Date, that certifies that the Vendor has complied with all of its obligations under this Agreement in all material respects and that each of the warranties and representations of the Vendor set out herein is true and accurate in all material respects on the Completion Date;
- (viii) the Vendor’s GST Certificate with respect to the Residential Strata Lots;
- (ix) the Liquidator’s Residency Certificate;
- (x) an Owner’s Residency Certificate from each Owner who is not a non-resident of Canada;
- (xi) a reference plan (the “**Reference Plan**”) of the single parcel comprising the Property, which Reference Plan will be prepared by a British Columbia land surveyor at the request of the Vendor, and the Vendor will submit a draft of the Reference Plan to the Purchaser at least fifteen (15) business days prior to the Completion Date for approval by the Purchaser, acting reasonably; and
- (xii) such further deeds, acts, things, certificates and assurances as may be requisite in the reasonable opinion of the Purchaser’s solicitors, the Vendor’s solicitors or the Liquidator’s solicitors for more perfectly and absolutely assigning, transferring, conveying and assuring to and vesting in the Purchaser, title to the Property free and clear of registered and unregistered legal notations, charges, liens, interests, claims, judgments, charges, caveats and encumbrances whatsoever save and except for the Permitted Encumbrances as contemplated herein.

- (b) On or before the Completion Date, the Purchaser will cause the Purchaser's solicitors to deliver to the Vendor's solicitors or the Liquidator's solicitors the following items, duly executed by the Purchaser and in registrable form whenever appropriate, to be dealt with in accordance with section 16:
 - (i) the Purchaser's GST Certificate, if applicable;
 - (ii) any document referred to in section 15(a) which requires execution by the Purchaser; and
 - (iii) such further deeds, acts, things, certificates and assurances as may be requisite in the reasonable opinion of the Purchaser's solicitors, the Vendor's solicitors or the Liquidator's solicitors for more perfectly and absolutely effecting the matters contemplated hereunder.
- (c) All documents referred to in subsections 15(a) and 15(b) will be prepared by the Purchaser's solicitors to the extent that preparation is required, in a form satisfactory to the Purchaser and the Vendor and their respective solicitors, each acting reasonably, where applicable, in a form suitable for registration in the appropriate offices of public record. The Vendor and the Purchaser will each deliver to or cause to be delivered to the other all such further documents and assurances as may be reasonably required to give full effect to the intent and meaning of this Agreement.
- (d) Forthwith upon completion of the sale and purchase of the Property, the Vendor will deliver, or cause to be delivered, to the Purchaser all keys and like devices for the Buildings which are in the possession or control of the Vendor including, without limitation, master keys to all space located within the Buildings.

16. CLOSING PROCEDURE

- (a) On or before the Completion Date, the Purchaser will pay to the Purchaser's solicitors in trust the amount provided for in paragraph 3(a)(iii) of this Agreement, less the amount to be advanced to the Purchaser under any mortgage financing arranged by the Purchaser.
- (b) Forthwith following receipt by the Purchaser's solicitors of the payment pursuant to subsection 16(a) and the documents and items referred to in subsection 15(a) and receipt by the Vendor's solicitors or the Liquidator's solicitors of the documents and items referred to in subsection 15(b), on the Completion Date:
 - (i) the Vendor will cause the Liquidator to file the Vesting Application and the Reference Plan in the Land Title Office (on an all-or-nothing basis together with the Transfer referred to in paragraph 16(b)(ii)); and
 - (ii) concurrently with, but subsequent in sequence to, the filing of the Vesting Application and the Reference Plan referred to in paragraph 16(b)(i), the Purchaser will cause the Purchaser's solicitors to file the Transfer in the Land Title Office, concurrently with any security documents applicable to any mortgage financing arranged by the Purchaser in connection with the purchase of the Property.
- (c) Forthwith upon the following being completed:

- (i) the filings referred to in subsection 16(b); and
- (ii) the Purchaser's solicitors being satisfied as to the Purchaser's title to the Lands after conducting a title search of the Lands disclosing only the following:
 - A. the existing title number(s) to the Lands;
 - B. the Permitted Encumbrances;
 - C. pending number(s) assigned to the Vesting Application, the Reference Plan and the Transfer;
 - D. any charges granted by the Purchaser or pending numbers assigned thereto; and
 - E. any charges with respect to which the Vendor's solicitors or the Liquidator's solicitors have extended undertakings regarding the discharge and release of the same as contemplated in section 17,

the Purchaser will cause the Purchaser's solicitors to:

- (iii) forthwith upon receipt by the Purchaser's solicitors of the proceeds of any mortgage financing arranged by the Purchaser in connection with the sale and purchase of the Property, deliver to the Vendor's solicitors or the Liquidator's solicitors a certified trust cheque for the balance due to the Liquidator (the "**Net Sale Proceeds**") in accordance with the Vendor's statement of adjustments approved by the Purchaser and the Liquidator; and
- (iv) release to the Purchaser all accrued interest on the Deposit,

and thereupon the Purchaser's solicitors will be entitled to release the documents and items referred to in subsection 15(a) to the Purchaser and the Vendor's solicitors and the Liquidator's solicitors will be entitled to release the documents and items referred to in subsection 15(b) to the Vendor or the Liquidator.

- (d) If there are any defects in connection with the filings referred to above, the parties agree to use best efforts to correct same to ensure full registration of the Vesting Application and the Transfer as soon as possible after the Completion Date.
- (e) The Vendor acknowledges that (i) the Purchaser may obtain mortgage financing from one or more lenders (each, a "**Purchaser's Lender**") for the purpose of completing the purchase of the Property from the Vendor pursuant to this Agreement and (ii) the Purchaser's Lender may, in its sole discretion, be unwilling to advance the loan proceeds from such mortgage financing to the Purchaser prior to (A) the Vesting Application, the Reference Plan and the Transfer being fully registered in the Land Title Office, (B) the Strata Plan being cancelled and (C) the title to a single parcel of land consisting of the Lands being raised in the Land Title Office with the Purchaser (or the entity to which the Purchaser directed title to the Lands to be conveyed) being disclosed as the registered owner of the Lands on a title search of the Lands (the foregoing requirements are collectively referred to herein as the "**Full Registration Requirements**"). Notwithstanding the procedure set out in subsection 16(c), in the event that any

Purchaser's Lender requires the Full Registration Requirements to be completed prior to advancing loan proceeds to the Purchaser, then the Purchaser will not be obligated to pay the Net Sale Proceeds until the Full Registration Requirements have been completed, and the procedure set out in subsection 16(c) will be interpreted and construed to give effect to the foregoing, and, for greater certainty, paragraph 16(c)(i) will be deemed to be amended to read "(i) the filings referred to in subsection 16(b) and the Full Registration Requirements;".

17. DISCHARGE OF VENDOR'S ENCUMBRANCES

The Purchaser acknowledges and agrees that, if the title to the Property is subject to any financial encumbrance on the Completion Date, the Vendor and the Liquidator will not be required to clear title of such financial encumbrance prior to the receipt of the net sales proceeds but the Vendor and the Liquidator will be obligated to do so within a reasonable time following receipt of the net sales proceeds and the Purchaser will cause its solicitors to pay the Net Sale Proceeds due under section 16 to the Vendor's solicitors or the Liquidator's solicitors in trust on their undertaking to the Purchaser's solicitors and, if required, the Purchaser's lender's solicitors (which undertaking will be in a form satisfactory to the Purchaser's solicitors and the Purchaser's lender's solicitors) to pay out and discharge any such financial encumbrance from title to the Property using the net sales proceeds and obtain and register a discharge thereof within a reasonable time.

18. FEES AND EXPENSES

- (a) The Vendor will be responsible for all costs and expenses relating to the approval by the Owners of the transfer of the Property to the Purchaser (including, without limitation, court costs and legal fees if applicable), the appointment of the Liquidator, the cancellation of the Strata Plan, the winding-up of the Strata Corporation and the clearing of title to the Property of any of the Owners' financial encumbrances and any other encumbrances that are not Permitted Encumbrances, and all documents relating to or required in connection with the foregoing (including the Winding-Up Confirmation Order, the Vesting Application and the Reference Plan) will be prepared, obtained and registered by and at the expense of the Vendor.
- (b) The Purchaser will be responsible for all of its costs and expenses relating to its purchase of the Property. Except as set out above, all documents as are necessary to complete the purchase of the Property will be prepared and registered by and at the expense of the Purchaser. In particular, the Purchaser will pay the expense of registering the Transfer, including any property transfer tax payable in connection therewith.

19. COMMISSION

- (a) The Vendor represents and warrants that it does not have an agency relationship in respect of the Property with any real estate broker other than the Vendor's Brokerage and Hart Buck and Jennifer Darling (together, the "**Vendor's Agents**") of the Vendor's Brokerage. The Vendor will be solely responsible for all real estate commission and applicable taxes thereon payable to the Vendor's Brokerage and the Vendor's Agents or any of them in respect of the transactions hereunder, and the Purchaser will have no obligation to pay any such real estate commission and the Vendor will indemnify and save the Purchaser harmless from any such payment.

- (b) The Purchaser represents and warrants that it does not have an agency relationship in respect of the Property with any real estate broker, and will indemnify and save the Vendor harmless from payment of any real estate commission to any real estate broker engaged by the Purchaser.

20. CONTINGENCY RESERVE FUND.

Notwithstanding that the Purchaser intends to purchase the Property, the Purchaser and the Vendor acknowledge and agree that the Purchaser will have no right to the funds maintained by the Vendor on account of the Vendor's operating fund or contingency reserve fund, and that all such monies may be:

- (a) transferred by the Vendor to the Vendor's solicitors on the Completion Date; or
- (b) held by the Vendor's strata management firm, with such funds to be used to pay any accounts of the Vendor due up to the Completion Date and subsequently disbursed to the Owners.

21. ANNOUNCEMENTS/CONFIDENTIALITY

Except as contemplated by subsections 2(b) and 2(c) of Schedule C or as otherwise may be necessary to disclose in order to hold the General Meeting in accordance with subsection 11(d) or to the BC Supreme Court to obtain the Winding-Up Confirmation Order or the Vesting Order, prior to the Completion Date, neither party will, without the prior written consent of the other party:

- (a) make any public announcement or statement with respect to; or
- (b) otherwise disclose to any person other than the party's potential lenders and/or legal/tax/accounting advisors,

the financial terms contained in this Agreement unless required or compelled to do so by law. For clarity, this provision does not prevent the Vendor from disclosing to the Owners the financial terms of this Agreement, or an Owner from disclosing to their lenders (existing or potential) and/or legal/tax/accounting advisors in which case an Owner must advise such lender or advisor of the confidential nature of the financial terms. Notwithstanding the foregoing, the Purchaser may disclose the financial terms contained in this Agreement to its consultants and advisors and such other persons as it may deem necessary in connection with the purchase of the Property, provided it does so on a confidential basis.

22. TENDER

Any tender of documents or money pursuant to this Agreement may be made upon the party being tendered or upon such party's solicitor or notary public, and money will be tendered only by solicitor's trust cheque or wire transfer except that any payment on account of the Deposit may be tendered by uncertified cheque.

23. ENTIRE AGREEMENT

This Agreement (including the Schedules attached hereto) constitutes the entire agreement between the parties in respect of the Property and supersedes all prior agreements and

understandings among the parties with respect to the matters herein, and it is understood and agreed that there are no representations, warranties or guarantees or promises affecting the Property or this Agreement except for those contained herein. It is further understood and agreed that there are no covenants, agreements, collateral agreements or conditions affecting the Property or this Agreement other than as expressed in writing in this Agreement.

For greater certainty, the parties confirm and agree that the purchase and sale agreement dated February 25, 2019 as amended from time to time, the amended and restated purchase and sale agreement dated May 21, 2019 as amended from time to time and the second amended and restated purchase and sale agreement dated December 11, 2019 as amended from time to time, each between the Vendor and the Purchaser with respect to the Property, terminated prior to the date hereof and are of no further force or effect.

24. TIME

Time will be of the essence hereof.

25. NOTICES

Any notice, certificate, consent, determination or other communication required or permitted to be given or made under this Agreement from either party to the other will be in writing and will be effectively given and made if given by either party or their respective solicitor and (i) delivered personally, (ii) sent by prepaid courier service, or (iii) sent by electronic communication, including electronic mail:

- (a) in the case of the Purchaser, to the addresses and the individuals set out in subsection 1(a); and
- (b) in the case of the Vendor, to either or both of the following:
 - (i) the address and the individuals specified for the Vendor set out in subsection 1(b); or
 - (ii) the address and either of the individuals specified for the Vendor's Brokerage set out in subsection 1(c).

Any such communication so given or made will be deemed to have been given or made and to have been received on the day of delivery if delivered, or on the day of sending by means of recorded electronic communication, provided that such day in either event is a business day and the communication is so delivered or sent prior to 5:00 p.m. (Vancouver time) on such day. Otherwise, such communication will be deemed to have been given and made and to have been received on the next following business day. Any party may from time to time change its address for receiving notices by notice to the other party given in the manner provided by this section 25.

26. GOVERNING LAW

This Agreement and the agreement resulting therefrom will be construed according to and governed by the laws of the Province of British Columbia.

27. BINDING EFFECT

This Agreement will enure to the benefit of and be binding upon the Vendor and the Purchaser and their representative administrators, successors and permitted assigns.

28. BUSINESS DAY

(a) In this Agreement, “**business day**” means a day other than a Saturday, Sunday, statutory holiday in British Columbia, Easter Monday or Boxing Day.

(b) If the date, latest date or deadline (each, a “**Specified Date**”) for:

- (i) waiver or satisfaction of any condition hereunder;
- (ii) payment or release of any amount hereunder; or
- (iii) performance or occurrence of any event, act or thing,

falls on a day which is not a business day, then the Specified Date will be, and will be deemed to be for all purposes hereunder, automatically extended to the next business day thereafter.

29. ASSIGNABILITY

The parties hereto expressly agree that the rights and interest of the Purchaser under this Agreement may be assigned without the Vendor’s consent, provided that upon any assignment of the rights and interest of the Purchaser under this Agreement: (i) the Purchaser will not be released from and will remain liable for all terms, covenants, conditions, representations, warranties, provisions and obligations (including releases and indemnities) of the Purchaser hereunder; and (ii) any assignee of the Purchaser’s interest hereunder will have the benefit of all covenants, representations, warranties and obligations (including releases and indemnities) of the Vendor hereunder, in each case without any further act or agreement being required on the part of the parties. The Purchaser may direct the Vendor to convey title to the Lands to an affiliate of the Purchaser (or to an affiliate of any partner of the Purchaser, if the Purchaser is a partnership) which, upon the completion of the purchase and sale of the Lands, will hold legal title to the Lands as nominee, agent and bare trustee for and on behalf of the Purchaser.

30. EXECUTION BY ELECTRONIC MEANS

This Agreement may be executed by the parties and transmitted by email or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had delivered an executed original Agreement.

31. EXECUTION IN COUNTERPARTS

This Agreement may be executed in any number of counterparts and all counterparts so executed (including those executed and delivered by e-mail or other electronic means), taken together, will be deemed to constitute one agreement.

32. ADDITIONAL CLAUSES

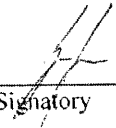
The additional clauses set out in the Schedules attached hereto are incorporated into and form part of this Agreement as fully as if they were set forth in the main body of this Agreement.

IN WITNESS WHEREOF the Purchaser and the Vendor have executed this Agreement as of the date first above written.

Signature page follows


By the Purchaser:

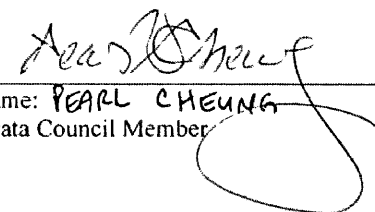
INTRACORP ACQUISITION CO. LTD.

By: 
Authorized Signatory

By the Vendor:

THE OWNERS, STRATA PLAN LMS992

By: 
Name: **BRIAN YAN MUK**
Strata Council Member

By: 
Name: **PEARL CHEUNG**
Strata Council Member

SCHEDULE A

LANDS AND PERMITTED ENCUMBRANCES

I. LEGAL DESCRIPTION

The “**Lands**” means the parcel of land which results from the cancellation of the Strata Plan and which consists of all land shown on the Strata Plan.

For greater certainty, the Lands will include all of the lands and premises which are currently legal described as follows:

Strata Lots 1 to 63 (inclusive)
District Lot 37
Strata Plan LMS992

together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

(collectively, the “**Strata Lots**” and each a “**Strata Lot**”)

- and -

The Common Property of Strata Plan LMS992

(the “**Common Property**”).

II. RESIDENTIAL STRATA LOTS AND COMMERCIAL STRATA LOTS

In this Agreement:

- (a) the “**Commercial Strata Lots**” means all of the commercial Strata Lots in the Property, being Strata Lots 9, 10 and 11, Strata Plan LMS992; and
- (b) the “**Residential Strata Lots**” means all of the residential Strata Lots in the Property, being all of the Strata Lots other than the Commercial Strata Lots.

III. PERMITTED ENCUMBRANCES

The Property is subject to the following Permitted Encumbrances:

Legal Notations

1. None.

Charges, Liens and Interests

2. The subsisting exceptions or reservations or other rights contained or reserved to the Crown in the original grant from the Crown.

3. Any Residential Leases and any Commercial Leases which have not been terminated as of the Completion Date.

SCHEDULE B
CONDITIONS PRECEDENT

1. VENDOR'S CONDITIONS

The obligation of the Vendor to complete the sale of the Property on the Completion Date is subject to and conditional upon the following conditions precedent (each, a "**Vendor's Condition**" and together the "**Vendors Conditions**") being satisfied within the applicable times specified below:

- (a) not later than 5:00 p.m. (Vancouver time) on the Vendor's Second Condition Waiver Date, the Owners passing the Required Resolutions at the General Meeting (the "**Vendor's Second Condition**"); and
- (b) no later than 5:00 pm (Vancouver time) on the Vendor's Third Condition Waiver Date, the Vendor and the Liquidator, as applicable, obtaining the Winding-Up Confirmation Order and the Vesting Order (the "**Vendor's Third Condition**").

The Vendor's Conditions are for the sole benefit of the Vendor and may be declared satisfied in writing by the Vendor at any time up to and including the time specified above. If the Vendor fails to notify the Purchaser in writing of the satisfaction of the Vendor's Conditions by the applicable times specified above, then this Agreement will be null and void. In such event, the Deposit will be dealt with in accordance with subsection 3(d) of this Agreement, and thereafter neither party will have any further obligations to the other hereunder, except for (i) the obligation of the Purchaser to maintain the confidentiality of all disclosed documents and instruments delivered to it and to return all copies of such documents and instruments (ii) any other obligation of either party hereunder which is expressly stated to survive the termination of this Agreement.

The Vendor will act diligently and make all reasonable efforts to cause the Vendor's Conditions to be satisfied (including, without limitation, providing any required notices to the Owners and holding all required meetings of the Owners in accordance with the *Strata Property Act*), and will act reasonably and in good faith in determining whether the Vendor's Conditions have been satisfied. Notwithstanding anything else contained herein:

- (c) the Vendor's Second Condition will be deemed to be satisfied for all purposes hereunder if the Required Resolutions are each approved at the General Meeting by the required voting thresholds set out in subsection 11(d); and
- (d) the Vendor's Third Condition will be deemed to be satisfied for all purposes hereunder if the Winding-Up Confirmation Order and the Vesting Order are both granted by the Supreme Court.

In consideration of Canadian \$10.00 paid by the Vendor to the Purchaser and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Purchaser, the Purchaser will not revoke its offer to purchase the Property hereunder, except as may be permitted pursuant to any other provision included in this Schedule B, while such offer is subject to the Vendor's Conditions.

For greater certainty, the parties confirm and agree that the Vendors Conditions are the only conditions in favour of the Vendor hereunder and there is no "Vendor's First Condition" hereunder.

2. PURCHASER'S CONDITIONS

The obligation of the Purchaser to complete the purchase of the Property on the Completion Date is subject to and conditional upon the following conditions precedent (each, a "**Purchaser's Condition**"

and together the “**Purchaser’s Conditions**”) being satisfied or waived within the applicable times specified below:

- (a) not later than 5:00 p.m. (Vancouver time) on the Purchaser’s First Condition Waiver Date, the Purchaser being satisfied, in its sole and unfettered discretion, with the results of whatever searches, reviews and investigations the Purchaser, in its sole discretion, deems advisable with respect to the Property including, without limitation, the feasibility of the Purchaser purchasing and financing the purchase of the Property, state of title to the Property, the zoning for the Property, physical and engineering inspections of the Property, compliance with all applicable laws and regulations, any agreements with third parties affecting the Property or any improvements thereon, environmental audits, soil tests, any permitted encumbrances, all of the due diligence materials, the potential feasibility of successfully redeveloping and financing the redevelopment of the Property in a manner desired by the Purchaser, the potential assembly of neighbouring properties and any other matters of interest to the Purchaser with respect to the Property (the “**Purchaser’s First Condition**”);
- (b) not later than 5:00 pm (Vancouver time) on the Purchaser’s Court Confirmation Condition Waiver Date, the Vendor obtaining the Winding-Up Confirmation Order on terms and conditions satisfactory to the Purchaser in its discretion (the “**Purchaser’s Court Confirmation Condition**”); and
- (c) not later than 5:00 p.m. (Vancouver time) on the Purchaser’s Second Condition Waiver Date, the city council (the “**City Council**”) for the City having enacted a bylaw amending the area plan applicable to the Property which permits the rezoning and redevelopment of the Property in a manner satisfactory to the Purchaser in its sole and unfettered discretion (including, without limitation, as to the permitted form, uses and achievable density for the redevelopment of the Property and any requirements or restrictions which may be imposed in connection with such redevelopment) (the “**Purchaser’s Second Condition**”).

The Purchaser’s Conditions are for the sole benefit of the Purchaser and may be unilaterally waived or declared satisfied in writing in whole or in part by the Purchaser at any time up to and including the time specified above. If the Purchaser fails to notify the Vendor in writing of the satisfaction or waiver of all of the Purchaser’s Conditions by the time specified above, then this Agreement will be null and void. In such event, the Deposit will be dealt with in accordance with subsection 3(d) of this Agreement, and thereafter neither party will have any further obligations to the other hereunder, except for (i) the obligation of the Purchaser to maintain the confidentiality of all disclosed documents and instruments delivered to it and to return all copies of such documents and instruments and to indemnify the Vendor as set out in subsection 5(d) of this Agreement and (ii) any other obligation of either party hereunder which is expressly stated to survive the termination of this Agreement.

In consideration of Canadian \$10.00 paid by the Purchaser to the Vendor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Vendor, the Vendor will not revoke its agreement to sell the Property hereunder, except as may be permitted pursuant to any other provision included in this Schedule B, while such offer is subject to the Purchaser’s Conditions.

3. EXTENSION OF PURCHASER’S SECOND CONDITION WAIVER DATE

- (a) At any time on or before the Purchaser’s Second Condition Waiver Date, the Purchaser may, in its sole and unfettered discretion, elect to extend the Purchaser’s Second Condition Waiver Date by up to six (6) months to a later date (the “**Extended Purchaser’s Second Condition Waiver Date**”) determined by the Purchaser in its sole discretion.

- (b) The Purchaser is not required to exercise the extension right set out in subsection 3(a) of this Schedule B (the “**Condition Extension Right**”). In order to exercise the Condition Extension Right, the Purchaser must give written notice (the “**Condition Extension Notice**”) specifying the Extended Purchaser’s Second Condition Waiver Date to the Vendor on or before the Purchaser’s Second Condition Waiver Date, in which event the Purchaser’s Second Condition Waiver Date will be deemed to be extended to the Extended Purchaser’s Second Condition Waiver Date specified in the Condition Extension Notice for all purposes hereunder.
- (c) If the Purchaser exercises the Condition Extension Right in accordance with subsection 3(b) of this Schedule B, then, on or before the date that is five (5) business days after the date on which the Condition Extension Notice is delivered to the Vendor, the Purchaser will pay directly to the Vendor the amount of \$100,000 (the “**Extension Payment**”), which Extension Payment will, once paid, be non-refundable to the Purchaser (except in the event of a default by the Vendor of its obligations hereunder) and will not be applicable to the Purchase Price.

4. EXTENSION OF PURCHASER’S COURT CONFIRMATION CONDITION WAIVER DATE

- (a) The Purchaser may, in its sole and unfettered discretion and from time to time, at any time on or before the then-current Purchaser’s Court Confirmation Condition Waiver Date, elect to extend the Purchaser’s Court Confirmation Condition Waiver Date to a later date determined by the Purchaser in its sole discretion (each later date is referred to herein as an “**Extended Purchaser’s Court Confirmation Condition Waiver Date**”), provided that Purchaser is not permitted to extend the Purchaser’s Court Confirmation Condition Waiver Date beyond the Vendor’s Third Condition Waiver Date.
- (b) The Purchaser is not required to exercise the extension right set out in subsection 4(a) of this Schedule B (the “**Confirmation Condition Extension Right**”), and may exercise the Confirmation Condition Extension Right as many times as the Purchaser wishes to do so in its sole discretion. In order to exercise the Confirmation Condition Extension Right, the Purchaser must give written notice (the “**Confirmation Condition Extension Notice**”) specifying the Extended Purchaser’s Court Confirmation Condition Waiver Date to the Vendor on or before the then-current Purchaser’s Court Confirmation Condition Waiver Date, in which event the Purchaser’s Court Confirmation Condition Waiver Date will be deemed to be extended to the Extended Purchaser’s Court Confirmation Condition Waiver Date specified in the Confirmation Condition Extension Notice for all purposes hereunder.
- (c) Other than the amount of \$1.00 now paid by the Purchaser to the Vendor and other good and valuable consideration paid to the Vendor as consideration for the Confirmation Condition Extension Right, the receipt and sufficiency of which is hereby acknowledged by the Vendor, the Purchaser is not required to pay any further consideration to the Vendor in connection with any extension of the Purchaser’s Court Confirmation Condition Waiver Date pursuant to this section 4.

SCHEDULE C

COVENANTS, REPRESENTATIONS AND WARRANTIES

1. REPRESENTATIONS AND WARRANTIES

The Vendor hereby represents and warrants to the Purchaser as representations and warranties that are true at the date hereof and will be true at the time of completion and that are to continue and to survive the purchase of the Property by the Purchaser regardless of any independent investigations that the Purchaser may cause to be made and regardless of the satisfaction or waiver of any of the conditions precedent set out in Schedule B, that, subject to the limitations, if any, expressed herein:

- (a) subject to compliance by the Vendor with Division 2 of Part 16 of the *Strata Property Act*, the Vendor has the corporate authority and capacity to enter into this Agreement and to carry out and complete the transactions contemplated by this Agreement;
- (b) on the Completion Date:
 - (i) the transactions contemplated by this Agreement have been or will be duly and validly authorized by all requisite corporate proceedings of the Vendor, the Liquidator and the Owners; and
 - (ii) this Agreement constitutes, and all other documents and agreements to be delivered by the Vendor pursuant to this Agreement will constitute, legal, valid and binding obligations of the Vendor enforceable against the Vendor in accordance with their terms, subject only to equitable remedies being available only at the discretion of the courts;
- (c) subject to the terms of the Vesting Order, upon the filing of the Vesting Application in the Land Title Office, the Liquidator will be the sole legal and beneficial owner of the Property, subject to the provisions of the Vesting Application, free and clear of registered and unregistered legal notations, charges, liens, interests, claims, judgments, charges, caveats and encumbrances whatsoever save and except the Permitted Encumbrances (subject to the provisions of this Agreement related to clearing title of the Owners' financial encumbrances), and on the Completion Date the Liquidator will have, the full right and authority to sell the Property and to transfer and assign valid title to the Property to the Purchaser;
- (d) to the best of the Vendor's knowledge, there is no action or proceeding by way of expropriation, condemnation, judgment, execution or otherwise, pending or threatened, by which title to the Property or any part thereof may be affected;
- (e) to the best of the Vendor's knowledge, there is no claim, litigation or proceeding, pending or threatened, by or before any court, government agency, commission, department, board, officer or other authority having jurisdiction that pertains in any manner to the Property or the right of the Purchaser to own the Property or to receive benefits therefrom;
- (f) to the best of the Vendor's knowledge, information and belief, there are no tenancy agreements, leases, offers to lease and other agreements in the nature of a tenancy or a right to occupy premises relating to the Strata Lots, and no amendments, modifications,

extensions, renewals or terminations thereof, other than those described in the Tenancy List (as updated from time to time pursuant to paragraph 2(d)(vi) of this Schedule C); and

- (g) all documents and instruments required to be delivered or made available to the Purchaser hereunder will be complete and accurate in all material respects as of the date of such delivery or communication to the Purchaser.

The Vendor acknowledges that the Purchaser is relying on the foregoing representations, warranties, covenants and agreements in connection with the purchase by the Purchaser of the Property.

2. COVENANTS

The Vendor covenants and agrees with the Purchaser as follows:

- (a) From and after the date of this Agreement, the Vendor will cause the Property to be kept, repaired, and maintained to substantially the same condition and state of repair as of the date of this Agreement and to be insured at the Vendor's cost and expense so that on the Completion Date, the Purchaser will acquire the Property in substantially the same condition and state of repair as of the date of this Agreement, subject to reasonable wear and tear and save as otherwise provided for herein.
- (b) The Vendor hereby authorizes the Purchaser, at the Purchaser's own cost and expense, to enter into discussions and negotiations with the City or any other governmental authority and to make applications, in the name of the Vendor if required, for rezoning of the Lands or any permits or approvals required by the Purchaser in connection with any proposed development of the Lands. The Vendor will co-operate with the Purchaser in connection with any reasonable request made by the Purchaser in respect of any proposed rezoning or development of the Lands, including executing, upon request by the Purchaser, any applications, licenses, permits, consents, plans or other documentation required by the City or any other governmental authority in connection therewith, provided that the Purchaser will not, without the Vendor's consent, make any commitments which will result in any liability, or be otherwise prejudicial, to the Vendor if the transaction contemplated herein does not complete.
- (c) The Vendor will permit the Purchaser, subject to the Purchaser complying with all applicable bylaws, to erect signs on the Lands (including, without limitation, signs relating to any rezoning or permit applications or any development proposed to be constructed thereon) prior to the Completion Date.
- (d) The Vendor will make best efforts and take all steps which are within its control to:
 - (i) determine and advise the Purchaser which Residential Strata Lots are subject to tenancy agreements, and to obtain copies of the applicable tenancy agreements and provide the same to the Purchaser, in each case prior to the Purchaser's First Condition Waiver Date;
 - (ii) determine and advise the Purchaser which Commercial Strata Lots are subject to leases, and to obtain copies of the applicable leases and provide the same to the Purchaser, in each case prior to the Purchaser's First Condition Waiver Date;
 - (iii) from and after the date that is five (5) business days prior to the Purchaser's First Condition Waiver Date, prevent any Owner from entering into any new

Residential Lease, or modifying, amending, extending or renewing any Residential Lease, that would result in the term of any such Residential Lease (including any renewals or extension thereof) being for a period of time that would expire later than one year after the Completion Date;

- (iv) from and after the date that is five (5) business days prior to the Purchaser's First Condition Waiver Date, prevent any Owner from entering into any new Commercial Lease, or modifying, amending, extending or renewing any Commercial Lease;
- (v) obtain and deliver forthwith to the Purchaser copies of any Residential Lease or Commercial Lease, or any amendment, modification, extension, renewal or termination of any Residential Lease or any Commercial Lease, which is entered into after the date of this Agreement or which was not delivered pursuant to subsection 5(b) of this Agreement;
- (vi) advise the Purchaser of any change to the Tenancy List of which the Vendor becomes aware and, in such event, the Vendor will deliver an updated Tenancy List to the Purchaser, certified correct by the Vendor to the best of its knowledge, information and belief as of the date of such updated Tenancy List;
- (vii) deliver to the Purchaser, on or before the Completion Date, with respect to each Commercial Lease:
 - A. an updated rent roll for such Commercial Lease, certified correct as of the Completion Date by the Owner of the Commercial Strata Lot subject to such Commercial Lease; and
 - B. an estoppel certificate from, and executed by, the tenant under such Commercial Lease, in a form and confirming such information as may be reasonably required by the Purchaser and the Purchaser's lender; and
- (viii) assist and co-operate with the Purchaser in connection with any reasonable request made the Purchaser in connection with the Residential Leases or the Commercial Leases, including, without limitation, assisting the Purchaser in obtaining copies of all of all Residential Leases and Commercial Leases.
- (e) Following the satisfaction or waiver of the Vendor's Second Condition, the Vendor will use commercially reasonable efforts, or will cause the Liquidator to use commercially reasonable efforts, to obtain an order from a court of competent jurisdiction requiring Owners to produce copies of any leases or tenancy agreements in respect of the Strata Lots and prohibiting the Owners from entering into a new leases or tenancy agreement or modifying any existing lease or tenancy agreement, that would create, extend or renew the term of any such lease or tenancy, as the case may be, for a period of time that would expire later than one year after the Completion Date.

3. PURCHASER'S REPRESENTATIONS AND WARRANTIES

The Purchaser hereby represents and warrants to the Vendor as representations and warranties that, unless otherwise specified, are true at the date hereof and will be true at the time of completion and that are to continue and to survive the purchase of the Property by the Purchaser regardless of any independent investigations that the Vendor may cause to be made, that, subject to the limitations, if any, expressed herein:

- (a) the Purchaser has the corporate authority and capacity to enter into this Agreement and to carry out and complete the transactions contemplated by this Agreement;
- (b) on the Completion Date, the transactions contemplated by this Agreement have been or will be duly and validly authorized by all requisite corporate proceedings of the Purchaser, this Agreement constitutes, and all other documents and agreements to be delivered by the Purchaser pursuant to this Agreement will constitute, legal, valid and binding obligations of the Purchaser enforceable against the Purchaser in accordance with their terms, subject only to equitable remedies being available only at the discretion of the courts; and
- (c) all documents and instruments required to be delivered or made available to the Vendor hereunder will be complete and accurate in all material respects as of the date of such delivery or communication to the Vendor.

The Purchaser acknowledges that the Vendor is relying on the foregoing representations and warranties in connection with the purchase by the Purchaser of the Property.

SCHEDULE D

TERMS OF 100% APPROVAL

1. The parties acknowledge and agree that the procedures associated with the Vendor's Second Condition and the Vendor's Third Condition are necessary to effect a sale of land within a strata plan where 80% or more, but less than 100%, of the owners of strata lots wish to appoint a liquidator to wind up the Vendor as a strata corporation under the *Strata Property Act* and sell the land within the strata plan. If, at any time before the granting of the Vesting Order, 100% of the Owners decide that they wish to sell their Strata Lots to the Purchaser pursuant to the terms of this Schedule D, and the Vendor issues a notice in writing (the "**100% Sale Notice**") to the Purchaser that the Owners so wish to proceed, the winding-up process described in section 11 of this Agreement (the "**Winding-Up Process**") will be suspended or will not be used to complete the sale and purchase of the Property and, instead, the Vendor and the Purchaser, each acting reasonably and in good faith, will have until the date (the "**Template Settlement Date**") that is thirty (30) days after the date on which the 100% Sale Notice is issued by the Vendor to the Purchaser to settle a template form of contract of purchase and sale (the "**Template Strata Lot Contract**") that will be used for the sale of the individual Strata Lots. The Template Strata Lot Contract will:
 - (a) not include any conditions precedent for the benefit of the Vendor or the Purchaser, save and except for the Purchaser's Conditions set out in section 2 of Schedule B, if such conditions have not been waived or satisfied by the Purchaser, and the closing condition referred to in subsection 1(f) of this Schedule D;
 - (b) provide that no Owner will enter into a tenancy agreement in respect of such Owner's Strata Lot that is not a month-to-month tenancy or that provides for a fixed term ending later than one year after the Completion Date;
 - (c) require the Owner to provide to the Purchaser a copy of any tenancy agreements relating to such Owner's Strata Lot;
 - (d) require the Owner to use the same lawyer or notary as selected by the strata council of the Vendor in respect of the purchase and sale of the Strata Lot as the Owners of all of the other Strata Lots;
 - (e) provide that it will terminate and be of no further force or effect in accordance with section 3 of this Schedule D;
 - (f) the completion date will be as set out in section 4 of this Schedule D, provided that it will be a condition of closing for the benefit of the Purchaser that all Individual Strata Lot Contracts (as defined below) must complete on the same date and the Purchaser will have the right, in its sole discretion, to extend the completion date to ensure that all completions occur on the same date or, where subsections 3(b) or 3(c) of this Schedule D applies, to terminate all of the Individual Strata Lot Contracts, in which case the Winding-Up Process will be resumed in accordance with section 2 of this Schedule D; and
 - (g) provide that if any Owner of a Strata Lot is a member of the strata council of the Vendor, such Owner will deliver a resignation of such position, effective as of the date of completion of the purchase and sale of such Strata Lot, as a closing document.

2. If, in accordance with section 1 of this Schedule D, the Vendor and the Purchaser have settled the Template Strata Lot Contract, then the Vendor will deliver to the Purchaser an individual contract of purchase and sale for each Strata Lot signed by the applicable Owner (each, an "**Individual Strata Lot Contract**") on or before the date (the "**Individual Contract Execution Deadline**")

that is thirty (30) days after the Template Settlement Date. Each Individual Strata Lot Contract will be in the form of the Template Strata Lot Contract with the name of the applicable Owner, address and legal description of the applicable Strata Lot completed, the proportionate share of the Purchase Price payable to the Owner of the Strata Lot in accordance with the Interest Schedule allocated as the purchase price for such Strata Lot and the same proportionate share of the Deposit allocated as a deposit under such Individual Strata Lot Contract and, if the Vendor does so, the Vendor will also execute and lodge with the Owners' solicitor or notary a Form A – Freehold Transfer for each Strata Lot (each, an “**Individual Transfer**”). The Individual Transfers will be prepared by the Purchaser's solicitors and provided to the Owners' solicitor or notary on or before ten (10) days after the Template Settlement Date. Upon receipt of the Individual Strata Lot contracts completed in accordance with the foregoing and signed by each Owner together with written confirmation from the Owners' solicitor or notary that he or she is holding the executed Individual Transfers for all of the Strata Lots in the Property on his or her undertaking to the Purchaser's solicitor to deliver the same to the Purchaser's solicitors in accordance with the provisions of the Individual Strata Lot Contracts (the “**Confirmation and Undertaking**”), the Purchaser will promptly sign and return the Individual Strata Lot Contracts to the Owners' solicitor or notary (with a copy to the Vendor's solicitor) (but will be deemed to have accepted the same whether or not it has actually signed and returned them) and the Winding-Up Process will (except as otherwise herein provided) be suspended and will not be used to complete the sale and purchase of the Property except that the Vendor will make the application for the Winding-Up Confirmation Order in accordance with paragraph 11(e)(i) of this Agreement within the time therein provided but will not otherwise pursue such application unless the Winding-Up Process resumes as hereinafter provided.

3. In the event that:

- (a) notwithstanding section 1 of this Schedule D, the Vendor and the Purchaser, each acting reasonably and in good faith, are unable to finalize the terms of the Template Strata Lot Contract by the Template Settlement Date;
- (b) notwithstanding section 2 of this Schedule D, Individual Strata Lot Contracts for all of the Strata Lots in the Property are not executed and delivered to the Purchaser, the Individual Transfers are not executed and delivered to the Owner's solicitor or notary, and the Purchaser's solicitor has not received by the Confirmation and Undertaking, in each case, on or before the Individual Contract Execution Deadline; or
- (c) any Owner advises the Vendor or the Purchaser that he or she will not complete the sale of such Owner's Strata Lot to the Purchaser in accordance with the applicable Individual Strata Lot Contract, or if any Owner otherwise fails to complete the sale of such Owner's Strata Lot to the Purchaser in accordance with the applicable Individual Strata Lot Contract (except where the sale of any other Owner's Strata Lot to the Purchaser has already completed), or all of the Individual Strata Lot Contracts do not complete on the same date whether or not the Purchaser elects in its discretion to extend any such closings, and, in any such case, the Purchaser gives written notice terminating the Individual Strata Lot Contracts to the Vendor with copies to each of the Owners,

then the Winding-Up Process will be resumed, this Agreement will remain binding upon the Vendor and the Purchaser in full force and effect, unamended, and all of the Individual Strata Lot Contracts will terminate and be of no further force or effect.

4. The closing of the purchase and sale of the Strata Lots pursuant to the Individual Strata Lot Contracts executed and delivered pursuant to section 2 of this Schedule D will occur on the later of (i) the date on which Individual Strata Lot Contracts are entered into for all of the Strata Lots and (ii) the date that is twelve (12) months after all of the Purchaser's Conditions have been satisfied or waived.

5. In the event that the closing of the purchase and sale of the Strata Lots proceeds as contemplated by this Schedule D:
- (a) to the extent that the Deposit has not been paid, the Deposit will be payable to the Purchaser's solicitors to be held by the Purchaser's solicitors in trust in an interest-bearing account on behalf of the parties on the later of (i) the date on which the Purchaser's Conditions are satisfied or waived by the Purchaser; and (ii) the date that is five (5) business days after Individual Strata Lot Contracts for all of the Strata Lots in the Property are executed and delivered to the Purchaser;
 - (b) the Purchaser will be responsible for the cancellation of the Strata Plan and the winding-up of the Strata Corporation, at the Purchaser's own cost and expense, following the completion of the purchase and sale of all of the Strata Lots pursuant to the Individual Strata Lot Contracts provided that the Vendor will be responsible for payment of all liabilities of the Strata Corporation due up to the Completion Date and the Purchaser will be credited with any expenses due by the Strata Corporation under any service contracts and/or property management agreements up to the Completion Date. If requested by the Purchaser, the Vendor will cancel all service contracts and property management agreements prior to the Completion Date at its own costs and expense;
 - (c) each Owner is entitled to receive from the Strata Corporation, which amount will be paid by the Strata Corporation on closing, such Owner's proportionate share of the funds remaining in the Strata Corporation's operating fund, contingency reserve fund and, if any, special levy funds after all financial obligations of the Strata Corporation up to and including the Completion Date have been met. For certainty, the Strata Corporation's financial obligations up to and including the Completion Date include the payment of the accounts of the Strata Corporation's legal advisors in respect of the transaction contemplated by this Agreement, including this Schedule D, as well as the legal/notarial transaction costs of the Owners to transfer their interests in their Strata Lots to the Purchaser (including legal/notarial costs associated with discharging any registered charges against an Owner's Strata Lot). Each Owner will not be entitled to an adjustment in respect of strata fees paid by such Owner to the Vendor for the month in which the closing of the purchase and sale of the Owner's Strata Lot completes pursuant to the Individual Strata Lot Contract; and
 - (d) if, in accordance with section 2 of this Schedule D, the Winding-Up Process is suspended and the purchase and sale of the Strata Lots proceeds in accordance with the terms and conditions of each Individual Strata Lot Contract, notwithstanding the fact that certain terms of this Agreement are suspended, the Vendor will continue to perform its obligations under section 2 of Schedule C.

SCHEDULE E
OWNER'S AGREEMENT

BETWEEN: _____ (the "Owner")

AND: • (the "Purchaser")

RE: Purchase and Sale Agreement dated •, 202• (the "Purchase Agreement") between the Purchaser, as purchaser, and The Owners, Strata Plan LMS992 (the "Strata Corporation"), as agent for and on behalf of the owners of all of the strata lots in Strata Plan LMS992 (the "Strata Plan"), as vendor, with respect to the purchase and sale of the lands and buildings located at 3362 to 3384 Vanness Avenue, Vancouver, B.C. (the "Property")

AND RE: Unit _____ (if applicable)

33 _____ Vanness Avenue,

Vancouver, B.C.

(the "Unit")

IN CONSIDERATION of the amount of \$10.00 now paid by each party to the other, the covenants and obligations set out in the Purchase Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party, the parties covenant and agree as follows:

1. Provided the purchase and sale of the Property completes in accordance with the terms and conditions of the Purchase Agreement, the Owner (or in the case of the Unit being occupied by a "family member" of the Owner (as "family member" is defined in the *Strata Property Regulation* (British Columbia)) as of the Completion Date, such family member (a "Owner's Family Member") may remain in possession of the Unit for a period (the "Delayed Possession Period") which ends no later than the date (the "Delayed Possession Date") which is twelve (12) months after the Completion Date (as defined in the Purchase Agreement), and the Purchaser will have vacant possession of the Unit from and after the Delayed Possession Date. The Owner will pay the Purchaser for each month or portion thereof that the Owner, or an Owner's Family Member as applicable, remains in possession of the Unit during the Delayed Possession Period an amount equal to the area in square feet of the Unit (as shown on the Strata Plan) multiplied by \$2.00, which amount is due and payable on the first of each month.
2. The Owner covenants and agrees as follows:
 - (a) the Owner and/or an Owner's Family Member, as applicable, will vacate the Unit, and remove all of his or her personal property (which does not include any fixtures, major appliances (being any washer, dryer, refrigerator, oven, stove and built in dishwasher) or other improvements within the Unit (including, for example, doors, closet organizers, light fixtures or built-in furniture), the Owner acknowledging and agreeing that the Owner will not have any salvage rights with respect to the Unit whatsoever) therefrom, and leave the Unit in a tidy and "broom clean" condition, on or before 5:00 p.m. on the Delayed Possession Date;
 - (b) if the Owner and/or an Owner's Family Member, as applicable, intends to vacate the Unit prior to the Delayed Possession Date, the Owner will give the Purchaser at least thirty (30) days' written notice of its intention to vacate the Unit;

- (c) the Owner and/or an Owner's Family Member, as applicable, will not damage the Unit or the Property, other than reasonable wear and tear, or remove, tamper with or damage any fixtures, major appliances or other improvements within the Unit or the Property, and will maintain reasonable health, cleanliness and sanitary standards throughout the Unit at all times;
 - (d) the Owner will be responsible for all costs and expenses for all utilities and services which are billed separately to the Unit or the Owner and for contents insurance for the Unit;
 - (e) the Purchaser not be will be responsible for any repairs, maintenance and replacements associated with any Unit or the Property, including any repair, maintenance and replacement of any furnishings, equipment and appliances located therein. For greater certainty, an Owner occupying a Unit pursuant to this Agreement will not be responsible for improving the Unit to a better condition than it was in on the Completion Date;
 - (f) the Owner agrees and consents to the Liquidator (as defined in the Purchase Agreement) holding back the Delayed Possession Holdback (as defined in the Purchase Agreement) and acknowledges, agrees and consents to the terms and conditions set out in subsection 14(b)(iii) of the Purchase Agreement. Without limiting the foregoing, the Owner acknowledges and agrees that if the Unit is not vacated by the Owner (and all other occupants of the Unit) on or before the Delayed Possession Date, then the Purchaser will be entitled to the full amount of the Delayed Possession Holdback, and the Owner hereby irrevocably authorizes and directs the Liquidator to release the full amount of the Delayed Possession Holdback to the Purchaser in such event, to be retained by the Purchaser for its sole benefit, and the Owner agrees that it will not contest, challenge or dispute the foregoing in any manner whatsoever; and
 - (g) for greater certainty, neither the Owner nor any Owner's Family Member may sublet the Unit or assign any of rights under this Agreement to any other person.
3. The Owner represents and warrants that: (i) prior to the cancellation of the Strata Plan, the owner was the registered and beneficial owner of the Unit; and (ii) there will be no leases or tenancy agreements which relate to or affect the Unit, and no tenants of the Unit, on or after the Completion Date.
 4. Each party acknowledges and agrees that it does not, by entering into this Agreement or otherwise, intend to create a tenancy or a tenancy agreement between the Owner and the Purchaser, and the Owner expressly acknowledges and agrees that in no event will he or she or any Owner's Family Member be deemed or construed to be a tenant of the Unit, it merely being the intention of the parties hereto that the date for vacant possession of the Unit following the completion of the purchase and sale contemplated in the Purchase Agreement will be delayed to the Delayed Possession Date. In the event that any court or tribunal (including the British Columbia Residential Tenancy Branch) finds that the Owner (including an Owner's Family Member) is a tenant of the Unit or that the *Residential Tenancy Act (British Columbia)* applies to the Owner's occupation of the Unit, then there will be deemed to be a fixed-term tenancy agreement between the Owner and the Purchaser which includes the following terms: (i) the end of the term of the tenancy thereunder will be the Delayed Possession Date; (ii) the Owner will vacate, and will cause each Owner's Family Member to vacate, the Unit on or before the Delayed Possession Date; (iii) such tenancy agreement will otherwise incorporate the terms and conditions set out in the standard residential tenancy agreement of the British Columbia Residential Tenancy Branch; and (iv) the Owner will, forthwith upon demand by the Purchaser, deliver to the Purchaser an executed copy of a Mutual Agreement to End Tenancy (#RTB – 8), with termination to be effective on the Delayed Possession Date.
 5. This Agreement will enure to the benefit of and be binding upon the respective heirs, executors, administrators, other legal representatives, successors and assigns of the parties. This Agreement

may be executed in any number of counterparts, each of which will be deemed to be an original and all of which, taken together, will be deemed to constitute one and the same instrument. Delivery of an executed copy of this Agreement by electronic transmission will be as effective as personal delivery of an originally executed copy of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, 202____.

By the Owner:

_____(seal)
Name of Witness:

_____(seal)
Name of Owner:

_____(seal)
Name of Witness:

_____(seal)
Name of Owner:

By the Purchaser:

•

By: _____
Name:
Title:

SCHEDULE F

DENSITY BONUS

1. Definitions. In this Schedule F, the following terms have the following meanings:
 - (a) “**City**” means the City of Vancouver;
 - (b) “**Construction Commencement Date**” means the first date on which the Purchaser commences excavation of the Lands for the purposes of constructing the New Development after having obtained construction financing for the construction of the New Development;
 - (c) “**Density Bonus**” means an amount equal to the PSF Bonus Rate \times the Lands Area \times (the difference between (A) the Permitted FSR and (B) the Threshold FSR);
 - (d) “**Density Deadline**” means the date that is five (5) years after the Completion Date;
 - (e) “**Lands Area**” means the area of the Lands in square feet, as determined for the purposes of calculating the Permitted FSR under the Rezoning Bylaw and the Zoning and Development Bylaw;
 - (f) “**Market Rental Units**” means proposed residential rental units within the New Development which are not subject to any Non-Market Restrictions;
 - (g) “**Market Strata Lots**” means proposed residential strata lots within the New Development which are not subject to any Non-Market Restrictions;
 - (h) “**New Development**” means a new development to be constructed on the Lands by the Purchaser which includes Market Strata Lots or Market Rental Units or both, following demolition of the existing building on the Lands;
 - (i) “**Non-Market Restrictions**” means any restrictions on rental rates, rental increases, selling price or tenure or any mandated affordability or tenant-eligibility or occupant-eligibility requirements or any restrictive covenant or housing agreement containing any such provisions;
 - (j) “**Permitted FSR**” means the maximum floor space ratio for residential uses in the New Development (being the residential floor area of the New Development, in square feet, divided by the Lands Area) permitted under the Rezoning Bylaw and the Zoning and Development Bylaw and calculated in accordance therewith, provided that, for the purposes of calculating the Permitted FSR, the following will be excluded from the computation of floor area of the New Development:
 - (i) all amenities, facilities and other areas that are to be excluded in the computation of floor area pursuant to the Rezoning Bylaw or the Zoning and Development Bylaw; and
 - (ii) any areas which are subject to Non-Market Restrictions;
 - (k) “**Rezoning Bylaw**” means a rezoning bylaw enacted by City Council for the City with respect to the Lands which permits the development of the New Development on the Lands; and
 - (l) “**Zoning and Development Bylaw**” means the City of Vancouver’s Zoning and Development Bylaw, as amended from time to time.
2. Type of Development. For the purposes of this Schedule F, the terms “**PSF Bonus Rate**” and “**Threshold FSR**” will have the respective meanings assigned to them in the applicable subsection of this section 2:

- (a) *Market Strata Lots Only*: If the New Development contains Market Strata Lots but does not contain any Market Rental Units, then the following terms will be defined as follows (and, for greater certainty, the definitions in subsections 2(b) and 2(c) will not apply):
 - (i) “**PSF Bonus Rate**” will mean \$100 per square foot; and
 - (ii) “**Threshold FSR**” will mean 8.0.
 - (b) *Market Rental Units Only*: If the New Development contains Market Rental Units but does not contain any Market Strata Lots, then the following terms will be defined as follows (and, for greater certainty, the definitions in subsections 2(a) and 2(c) will not apply):
 - (i) “**PSF Bonus Rate**” will mean \$80 per square foot; and
 - (ii) “**Threshold FSR**” will mean 10.5.
 - (c) *Both Market Strata Lots and Market Rental Units*: If the New Development contains Market Strata Lots and Market Rental Units, then the following terms will be defined as follows (and, for greater certainty, the definitions in subsections 2(a) and 2(b) will not apply):
 - (i) “**PSF Bonus Rate**” will mean \$90 per square foot; and
 - (ii) “**Threshold FSR**” will mean 10.5.
3. Density Bonus. If (and only if) all of the following conditions are satisfied, then the Purchaser will pay the Density Bonus to the Vendor on or before the date that is thirty (30) days after the Construction Commencement Date:
- (a) the Vendor and the Purchaser complete the purchase and sale of the Property on the Completion Date in accordance with this Agreement;
 - (b) on or before the Density Deadline:
 - (i) the City Council for the City enacts the Rezoning Bylaw; and
 - (ii) the Purchaser commences excavation of the Lands for the purposes of constructing the New Development after having obtained construction financing for the construction of New Development;
 - (c) the New Development permitted under the Rezoning Bylaw contains Market Strata Lots, Market Rental Units or both; and
 - (d) the Permitted FSR is greater than the Threshold FSR.
4. For greater certainty:
- (a) the Density Bonus will not be payable hereunder unless all of the conditions in section 3 of this Schedule F are satisfied;
 - (b) no Density Bonus will be payable hereunder if the Vendor defaults in its obligation to complete the sale of the Property to the Purchaser on the Completion Date in accordance with this Agreement;
 - (c) no Density Bonus or other amount will be payable under this Schedule F with respect to any component of any new development on the Lands other than the Market Strata Lots and the Market Rental Units; and
 - (d) in no circumstances will more than one Density Bonus be payable hereunder.

SCHEDULE G

PURCHASE PRICE ADJUSTMENT

1. As soon as reasonably possible following the Value Reference Date, the parties will determine the Reference Date Aggregate Value in accordance with this Schedule G and, as soon as reasonably possible following the Value Adjustment Date, the parties will determine the Adjustment Date Aggregate Value in accordance with this Schedule G. In the event that the parties are unable to agree on the amount of the Reference Date Aggregate Value or the Adjustment Date Aggregate Value, then the parties will appoint an arms-length individual with at least five years of professional experience in the field of real property assessment to determine same in accordance with this Schedule G, and if the parties cannot agree on such an individual, then each party will appoint such an individual and those two individuals will appoint a third such individual who will determine same in accordance with this Schedule G, and in either case such determination will be binding upon the parties.
2. If the Adjustment Date Aggregate Value is greater than the Reference Date Aggregate Value and the Aggregate Value Increase is greater than four percent (4%), then the Purchase Price payable by the Purchaser to the Vendor hereunder will increase by the amount of the Purchase Price Increase. For greater certainty, if the Adjustment Date Aggregate Value is greater than the Reference Date Aggregate Value but the Aggregate Value Increase is less than four percent (4%), or if the Adjustment Date Aggregate Value less than or equal to the Reference Date Aggregate Value, then there will be no adjustment to the Purchase Price under this Schedule G.
3. In this Schedule G, the following terms have the following meanings:
 - (a) **“Adjustment Date Aggregate Value”** means the aggregate assessed value of all of the Comparable Strata Lots as set out in the most recent property assessment notices issued by BC Assessment prior to the Value Adjustment Date for each of the Comparable Strata Lots (provided that, for greater certainty, the property assessment notices used to determine the Adjustment Date Aggregate Value will not be earlier than the property assessment notices used to determine the Reference Date Aggregate Value);
 - (b) **“Aggregate Value Increase”** means the percentage by which the Adjustment Date Aggregate Value exceeds the Reference Date Aggregate Value;
 - (c) **“Comparable Developments”** means all of the following developments:
 - (i) Regent Court – 3489 Ascot Place, Vancouver, BC (Strata Plan LMS 1558);
 - (ii) Nexus – 3588 Crowley Drive, Vancouver, BC (Strata Plan BCS 404);
 - (iii) Wall Central Park – 5515 Boundary Road, Vancouver, BC (Strata Plan EPS3434);
 - (iv) Skyway Tower – 2689 Kingsway, Vancouver, BC (Strata Plan EPS2285);
 - (v) Centro – 3438 Vanness Avenue, Vancouver, BC (Strata Plan LMS3463); and
 - (vi) Circa – 3660 Vanness Avenue, Vancouver, BC (Strata Plan BCS2012);
 - (d) **“Comparable Strata Lots”** means all of the residential strata lots located within the Comparable Developments on both the Value Reference Date and the Value Adjustment Date;
 - (e) **“Purchase Price Increase”** means an amount equal to (A) the Purchase Price, multiplied by (B) the Aggregate Value Increase, multiplied by (C) sixty five percent (65%);

- (f) “**Reference Date Aggregate Value**” means the aggregate assessed value of all of the Comparable Strata Lots as set out in the 2021 property assessment notices issued by BC Assessment (setting out property value as of July 1, 2020) for each of the Comparable Strata Lots;
- (g) “**Value Adjustment Date**” means the date that is eighteen (18) months after the date on which the Vendor’s Second Condition is satisfied; and
- (h) “**Value Reference Date**” means January 1, 2021.
4. As an example and for illustrative purposes only, if the Reference Date Aggregate Value is \$500,000,000 and the Adjustment Date Aggregate Value is \$550,000,000, then the Aggregate Value Increase would be equal to 10% (calculated as $(\$550,000,000 \div \$500,000,000) - 1) \times 100\%$). Since the Adjustment Date Aggregate Value is greater than the Reference Date Aggregate Value and the Aggregate Value Increase is greater than 4%, the Purchase Price would be increased by the Purchase Price Increase, and the Purchase Price Increase would be equal to \$2,691,000 (calculated as $\$41,400,000 \times 10\% \times 65\%$). The amounts and adjustments contemplated in this section 4 are examples only and are provided solely for the purpose of clarifying the adjustments and definitions contemplated in this Schedule G, and the amounts and adjustments in this section 4 are of no legal force or effect whatsoever.
5. For greater certainty, the Value Adjustment Date will not be extended if the Purchaser exercises its option to extend the Purchaser’s Second Condition Waiver Date pursuant to section 3 of Schedule B nor for any other reason whatsoever.
6. If a Comparable Development Change (as defined below) for any Comparable Development occurs prior to the Value Adjustment Date, then such Comparable Development will be deemed to not be a Comparable Development for the purposes of this Schedule G and the Comparable Strata Lots within such Comparable Development will be excluded for the purposes of calculating the Reference Date Aggregate Value and the Adjustment Date Aggregate Value.
7. In this Schedule G, “**Comparable Development Change**” means the occurrence of any of the following:
- (a) any change or proposed change to the permitted use or redevelopment of any land within any Comparable Development (including, without limitation, any change or proposed change to the official community plan, zoning or any other City bylaw which affects the redevelopment potential of such land);
- (b) any application or preliminary discussions with the City for rezoning or redevelopment of any land within any Comparable Development;
- (c) any redevelopment project is proposed with respect to any land within any Comparable Development;
- (d) any change in the number of strata lots within any Comparable Development;
- (e) the strata corporation for any Comparable Development is wound-up or the strata plan for such Comparable Development is cancelled, or any agreement is entered into in order to facilitate the winding-up of the strata corporation and/or the cancellation of the strata plan for any Comparable Development;
- (f) any Comparable Development is marketed for sale and/or redevelopment purposes; or
- (g) there is any other change, event, fact or condition which causes the assessed value of Comparable Strata Lots with any Comparable Development to increase for reasons other than normal market conditions.

This is Exhibit "M" referred to in the
affidavit of Brian Yan Muk
sworn before me at New Westminster
this 1st day of September 2001.

~~.....
A Commissioner for taking Affidavits
for British Columbia~~

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 1

Address: 3362 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 1,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3362 - 3380 Vanness Avenue	1	921*	\$546,000	\$857,727.09

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 613 1307 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
Development Type	Threshold FSR	Bonus per SF											
Market Condominium	8.0	\$100											
Market Rental Units	10.5	\$80											
Mixture of Condominium and Market Rental Units	10.5	\$90											
<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 2

Address: 3364 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 2,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3364 - 3380 Vanness Avenue	2	1040*	\$607,000	\$968,551.76

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 613 1305 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
Development Type	Threshold FSR	Bonus per SF											
Market Condominium	8.0	\$100											
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 3

Address: 3366 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 3,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3366 - 3380 Vanness Avenue	3	1040*	\$544,000	\$968,551.76

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 611 1305 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 4

Address: 3368 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 4,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3368 - 3380 Vanness Avenue	4	1040*	\$552,000	\$968,551.76

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 615 1308 865"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $(\\$550,000,000 \div \\$500,000,000) - 1 \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 5

Address: 3370 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 5,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3370 - 3380 Vanness Avenue	5	1022*	\$544,000	\$951,788.37

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 6

Address: 3372 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 6,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3372 - 3380 Vanness Avenue	6	1040*	\$544,000	\$968,551.76

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 600 1308 852"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 7

Address: 3374 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 7,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3374 - 3380 Vanness Avenue	7	1020*	\$555,000	\$949,925.77

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 604 1304 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 8

Address: 3376 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 8,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3376 - 3380 Vanness Avenue	8	921*	\$547,000	\$857,727.09

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 611 1312 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 9

Address: 3378 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 9,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3378 - 3380 Vanness Avenue	9	526*	\$605,700	\$489,863.68

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 615 1308 865"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 10

Address: 3382 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 10,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3382 - 3380 Vanness Avenue	10	725*	\$818,000	\$675,192.33

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 617 1305 869"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 11

Address: 3384 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 11,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
3384 - 3380 Vanness Avenue	11	743*	\$814,000	\$691,955.73

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 12

Address: 301 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 12,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
301 - 3380 Vanness Avenue	12	561*	\$350,000	\$522,459.17

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 619 1305 869"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 13

Address: 302 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 13,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
302 - 3380 Vanness Avenue	13	550*	\$361,000	\$512,214.87

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 621 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $(\\$550,000,000 \div \\$500,000,000) - 1 \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 14

Address: 303 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 14,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
303 - 3380 Vanness Avenue	14	504*	\$312,000	\$469,375.08

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 621 1305 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 15

Address: 304 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 15,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
304 - 3380 Vanness Avenue	15	495*	\$349,000	\$460,993.39

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 621 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 16

Address: 305 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 16,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
305 - 3380 Vanness Avenue	16	518*	\$326,000	\$482,413.28

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 17

Address: 306 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 17,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
306 - 3380 Vanness Avenue	17	550*	\$356,000	\$512,214.87

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 18

Address: 401 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 18,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
401 - 3380 Vanness Avenue	18	528*	\$370,000	\$491,726.28

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 19

Address: 402 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 19,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
402 - 3380 Vanness Avenue	19	564*	\$379,000	\$525,253.07

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 20

Address: 403 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 20,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
403 - 3380 Vanness Avenue	20	509*	\$314,000	\$474,031.58

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 621 1308 869"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 21

Address: 404 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 21,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
404 - 3380 Vanness Avenue	21	571*	\$353,000	\$531,772.17

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 617 1308 865"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 22

Address: 405 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 22,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
405 - 3380 Vanness Avenue	22	541*	\$329,000	\$503,833.18

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 23

Address: 406 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 23,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
406 - 3380 Vanness Avenue	23	564*	\$359,000	\$525,253.07

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 604 1312 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 24

Address: 501 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 24,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
501 - 3380 Vanness Avenue	24	580*	\$381,000	\$540,153.87

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 600 1308 852"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 25

Address: 502 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 25,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
502 - 3380 Vanness Avenue	25	586*	\$367,000	\$545,741.67

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 26

Address: 503 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 26,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
503 - 3380 Vanness Avenue	26	526*	\$317,000	\$489,863.68

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 579 1312 837"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 27

Address: 504 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 27,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
504 - 3380 Vanness Avenue	27	610*	\$369,000	\$568,092.86

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 604 1308 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 28

Address: 505 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 28,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
505 - 3380 Vanness Avenue	28	556*	\$332,000	\$517,802.67

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 600 1308 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 29

Address: 506 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 29,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
506 - 3380 Vanness Avenue	29	586*	\$371,000	\$545,741.67

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 625 1307 877"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 30

Address: 601 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 30,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
601 - 3380 Vanness Avenue	30	647*	\$384,000	\$602,550.95

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 621 1308 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 31

Address: 602 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 31,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
602 - 3380 Vanness Avenue	31	605*	\$370,000	\$563,436.36

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 625 1308 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 32

Address: 603 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 32,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
603 - 3380 Vanness Avenue	32	554*	\$320,000	\$515,940.07

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 621 1308 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 33

Address: 604 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 33,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
604 - 3380 Vanness Avenue	33	640*	\$376,000	\$596,031.85

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 611 1307 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 34

Address: 605 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 34,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
605 - 3380 Vanness Avenue	34	576*	\$338,000	\$536,428.67

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 625 1305 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 35

Address: 606 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 35,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
606 - 3380 Vanness Avenue	35	605*	\$381,000	\$563,436.36

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 604 1305 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 36

Address: 701 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 36,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
701 - 3380 Vanness Avenue	36	668*	\$396,000	\$622,108.25

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 604 1307 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 37

Address: 702 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 37,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
702 - 3380 Vanness Avenue	37	624*	\$389,000	\$581,131.06

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 600 1312 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 38

Address: 703 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 38,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
703 - 3380 Vanness Avenue	38	572*	\$369,000	\$532,703.47

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 600 1312 852"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 39

Address: 704 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 39,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
704 - 3380 Vanness Avenue	39	656*	\$395,000	\$610,932.65

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 615 1308 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 40

Address: 705 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 40,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
705 - 3380 Vanness Avenue	40	595*	\$369,000	\$554,123.36

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 611 1308 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 41

Address: 706 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 41,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
706 - 3380 Vanness Avenue	41	624*	\$384,000	\$581,131.06

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 621 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 42

Address: 801 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 42,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
801 - 3380 Vanness Avenue	42	690*	\$392,000	\$642,596.84

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 43

Address: 802 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 43,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
802 - 3380 Vanness Avenue	43	640*	\$409,000	\$596,031.85

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 44

Address: 803 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 44,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
803 - 3380 Vanness Avenue	44	582*	\$339,000	\$542,016.47

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="516 604 1312 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 45

Address: 804 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 45,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
804 - 3380 Vanness Avenue	45	659*	\$398,000	\$613,726.55

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 600 1308 852"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 46

Address: 805 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 46,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
805 - 3380 Vanness Avenue	46	605*	\$354,000	\$563,436.36

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 621 1308 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 47

Address: 806 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 47,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
806 - 3380 Vanness Avenue	47	640*	\$403,000	\$596,031.85

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 625 1305 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 48

Address: 901 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 48,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
901 - 3380 Vanness Avenue	48	711*	\$402,000	\$662,154.14

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 613 1307 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 49

Address: 902 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 49,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
902 - 3380 Vanness Avenue	49	659*	\$395,000	\$613,726.55

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 625 1305 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 50

Address: 903 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 50,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
903 - 3380 Vanness Avenue	50	590*	\$357,000	\$549,466.86

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 625 1307 877"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 51

Address: 904 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 51,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
904 - 3380 Vanness Avenue	51	692*	\$402,000	\$644,459.44

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 625 1304 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
Market Rental Units	10.5	\$80											
Mixture of Condominium and Market Rental Units	10.5	\$90											
<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 52

Address: 905 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 52,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
905 - 3380 Vanness Avenue	52	622*	\$401,000	\$579,268.46

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 600 1308 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
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Mixture of Condominium and Market Rental Units	10.5	\$90											
<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 53

Address: 906 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 53,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
906 - 3380 Vanness Avenue	53	637*	\$407,000	\$593,237.95

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="508 621 1302 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
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Mixture of Condominium and Market Rental Units	10.5	\$90											
<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 54

Address: 1001 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 54,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1001 - 3380 Vanness Avenue	54	725*	\$406,000	\$675,192.33

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 611 1305 863"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 55

Address: 1002 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 55,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1002 - 3380 Vanness Avenue	55	678*	\$398,000	\$631,421.24

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 604 1305 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 56

Address: 1003 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 56,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1003 - 3380 Vanness Avenue	56	613*	\$344,000	\$570,886.76

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 588 1307 840"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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Market Condominium	8.0	\$100											
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $(\\$550,000,000 \div \\$500,000,000) - 1 \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 57

Address: 1004 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 57,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1004 - 3380 Vanness Avenue	57	705*	\$407,000	\$656,566.34

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 619 1305 869"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 58

Address: 1005 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 58,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1005 - 3380 Vanness Avenue	58	639*	\$374,000	\$595,100.55

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 621 1305 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 59

Address: 1006 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 59,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1006 - 3380 Vanness Avenue	59	678*	\$409,000	\$631,421.24

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 621 1305 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners' individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 60

Address: 1101 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 60,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1101 - 3380 Vanness Avenue	60	1376*	\$629,000	\$1,281,468.48

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 604 1307 856"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 61

Address: 1102 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 61,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1102 - 3380 Vanness Avenue	61	1317*	\$679,000	\$1,226,521.80

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="509 617 1305 865"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 62

Address: 1103 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 62,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1103 - 3380 Vanness Avenue	62	1317*	\$661,000	\$1,226,521.80

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="513 621 1308 873"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
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May 25, 2021

Owner-Specific Information: Sale Price Breakdown

Strata Lot: 63

Address: 1104 - 3380 Vanness Ave, Vancouver, BC

Dear Owner of Strata Lot 63,

The following information has been prepared to provide owners with a summary of information provided in the attached Notice Package for the Special General Meeting of Strata Plan LMS 992 on Wednesday May 5, 2021 and the Purchase Agreement contemplated with Intracorp Acquisitions Co. Ltd. The Schedule of Interest Upon Destruction, as found in your Strata Plan, is used to calculate each owners' distribution proceeds from the proposed sale. The additional terms provide more details about the offer and describe the circumstances under which owners may see an increase in the purchase price.

Total Offer Value: \$41,400,000

Total Interest Upon Destruction Value: 44,454

Distribution:

Civic Address	Strata Lot	Interest Upon Destruction Value	2018 Assessed Value	Gross Distribution Value*
1104 - 3380 Vanness Avenue	63	1376*	\$730,000	\$1,281,468.48

*A copy of the Schedule of Interest Upon Destruction is included for reference.

Additional Terms After Sale Completion Date:

Guaranteed Rent Back Period:	12 months guaranteed rent-back period - Rented at \$2.00/sf/month. Strata owners may terminate agreement with 30 days' notice. This rental rate is fixed and included in the Sales Agreement. Your monthly rent is based on the area of your unit as shown in the Strata Plan.
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<p>Future Building Costs/Upkeep:</p>	<p>All maintenance and repairs required will be the responsibility of the new owner – the new owner will also responsible for building and property taxes and insurance.</p>												
<p>Re-zoning Protection Bonus:</p>	<p>Value of the offer is based the future achievable density (Floor Space Ratio, FSR). Should the City approve density greater than the thresholds below, within five years of the sale, a bonus payment will be due to the owners.</p> <table border="1" data-bbox="511 619 1307 871"> <thead> <tr> <th>Development Type</th> <th>Threshold FSR</th> <th>Bonus per SF</th> </tr> </thead> <tbody> <tr> <td>Market Condominium</td> <td>8.0</td> <td>\$100</td> </tr> <tr> <td>Market Rental Units</td> <td>10.5</td> <td>\$80</td> </tr> <tr> <td>Mixture of Condominium and Market Rental Units</td> <td>10.5</td> <td>\$90</td> </tr> </tbody> </table>	Development Type	Threshold FSR	Bonus per SF	Market Condominium	8.0	\$100	Market Rental Units	10.5	\$80	Mixture of Condominium and Market Rental Units	10.5	\$90
Development Type	Threshold FSR	Bonus per SF											
Market Condominium	8.0	\$100											
Market Rental Units	10.5	\$80											
Mixture of Condominium and Market Rental Units	10.5	\$90											
<p>Market Value Protection Bonus:</p>	<p>Should the residential property market change and Assessed Values increase by 4% the owners will receive a price adjustment equal to 65% of average value increase. The 2021 assessed values will be the Reference Value and the most recent assessed value 18 months after the 80% vote. The average value increase will be calculated using six comparable buildings within proximity to Joyce Place, not each owners’ individual assessed value.</p> <p>For example, if the total assessed value was \$500,000,000 and the assessed value increased to \$550,000,000, that would equal to a 10% increase (calculated as $((\\$550,000,000 \div \\$500,000,000) - 1) \times 100\%$). The 10% increase is greater than 4%, resulting in a 65% price adjustment or \$2,691,000 (calculated as $\\$41,400,000 \times 10\% \times 65\%$).</p> <p>The comparable developments are:</p> <ol style="list-style-type: none"> 1. Regent Court – 3489 Ascot Place (LMS 1558) 2. Nexus – 3588 Crowley Drive (BCS 404) 3. Wall Central Park – 5515 Boundary Road (EPS 3434) 4. Skyway Tower – 2689 Kingsway (EPS 2285) 5. Centro – 3438 Vanness Avenue (LMS 3463) 6. Circa – 3660 Vanness Avenue (BCS 2012) 												

This is Exhibit " N " referred to in the
affidavit of... Brian Yan Muk
sworn before me at... New Westminster
this... 1st day of... September 2021

~~.....
A Commissioner for taking Affidavits
for British Columbia~~

Strata Plan LMS 992 – Joyce Place

Minutes of a Special General Meeting

HELD: On Wednesday, July 7th, 2021 at 6:30 p.m. in the Backyard, 3380 Vanness Ave, Vancouver BC

PRESENT: Sixty-three (63) owners, seven (7) in person and fifty-seven (56) by proxy, as per the registration sheet. G. Stephen Hamilton, Strata Lawyer for LMS 992, Hamilton & Co. was also present.

CALL TO ORDER, QUORUM REPORT: The meeting was called to order at 6:39 p.m. Brian Yan Muk, Strata Council President, noted that with sixty-three (63) eligible votes, the quorum requirements set up in the bylaws have been met. Brian Yan Muk, Strata Council President, would chair the meeting.

PROOF OF NOTICE OF MEETING: Brian Yan Muk, Strata Council President, advised that the Notice of Meeting was issued in compliance with the Strata Property Act.

APPROVE THE AGENDA: MOTIONED by Brian Yan Muk, Strata Council President and SECONDED by 1104.

MOTION CARRIED, no objections

APPROVE THE MINUTES OF THE LAST GENERAL MEETING: MOTIONED by Brian Yan Muk, Strata Council Secretary and SECONDED by 1104.

MOTION CARRIED, no objections

RESOLUTION #1

Resolution #1 - 80% Vote Resolution pursuant to Sections 277 and 278 of the Strata Property Act to approve the following:

- (a) Appointment of the liquidator;
- (b) Cancellation of the strata plan;
- (c) Dissolution of the strata corporation;
- (d) Surrender of each owner's interest in the strata plan (i.e. land, buildings and common assets of the strata corporation) to the liquidator;
- (e) Estimate of winding up costs; and
- (f) The Interest Schedule appended to Resolution #1 as Schedule 1-A (which includes every owner's name, address for delivery, registered charges against the common property and the strata lots, any outstanding liabilities of the strata corporation, how each strata lot's share of the proceeds of sale is to be calculated – in this case, based on the Schedule of Interest Upon Destruction).

WHEREAS:

Strata Plan LMS 992 – Joyce Place | Minutes of a Special General Meeting

- A. The Owners, Strata Plan LMS 992 (the “Strata Corporation”) has entered into a Purchase and Sale Agreement dated January 11, 2021 and amendments (the “Sale Agreement”) between the Strata Corporation as vendor and Intracorp Acquisition Co. Ltd. as purchaser (the “Purchaser”), with respect to the purchase of all of the lands and buildings comprising Strata Plan LMS 992, inclusive of all strata lots (collectively the “Strata Lands”).
- B. The owners of the strata lots comprising Strata Plan LMS 992 propose to voluntarily wind up the Strata Corporation with a liquidator in accordance with Division 2 of Part 16 of the Strata Property Act (the “Act”).
- C. Pursuant to section 277(1) of the Strata Property Act (the “Act”), an 80% vote resolution must be passed to approve the cancellation of a strata plan and the appointment of a liquidator.
- D. If this resolution is approved, the liquidator will complete the sale of the Strata Lands in accordance with the terms of the Sale Agreement, and will distribute the proceeds.

BE IT RESOLVED by an 80% vote of the Strata Corporation that:

1. Pursuant to sections 277 and 278 of the Act, the following is approved:
 - (a) the appointment of Crowe McKay LLP, as represented by Derek Lai, with an address for business at 1100-1177 West Hastings Street, Vancouver, BC, V6E 4T5, as the liquidator;
 - (b) the cancellation of the strata plan for Strata Plan LMS 992; (c) the dissolution of the Strata Corporation;
 - (d) the surrender to the liquidator of each owner’s interest in:
 - (i) land shown on the strata plan;
 - (ii) land held in the name of or on behalf of the Strata Corporation, but not shown on the strata plan, and
 - (iii) personal property held by or on behalf of the Strata Corporation;
 - (e) the estimated costs of the winding up at \$250,000.00; and
 - (f) the interest schedule referred to in section 278 of the Act, which is appended to this resolution as Schedule 1-A.
2. This resolution will cease to have legal effect if the transaction contemplated in the Sale Agreement does not complete in accordance with the terms of the Sale Agreement.

END OF RESOLUTION #1

Strata Lot 56 **MOVED** and Strata Lot 63 **SECONDED** to approve **Resolution #1** as presented.

A secret ballot was requested and blue voting cards were issued for **Resolution #1**. Scrutineers from units 902 and 3368 tallied the voting cards.

MOTION CARRIED

Fifty-two (52) strata lots voted in favour of **Resolution #1** for a total of 52 votes.

Eleven (11) strata lots voted against **Resolution #1** for a total of 11.5 votes.

Brian Yan Muk, Strata Council President, reported there were sufficient votes to approve **Resolution #1**.

RESOLUTION #2: $\frac{3}{4}$ vote to approve the disposition under Sections 277 and 278 (NOTE: This Resolution #2 will only be voted if Resolution #1 is approved):

$\frac{3}{4}$ vote to:

- (a) pursuant to section 282 of the Strata Property Act, approve the disposition of the land and buildings comprising Strata Plan LMS 992 (including all strata lots) by the liquidator to the purchaser, or permitted assignee, pursuant to the Purchase and Sale Agreement (the "Purchase and Sale Agreement"), and the listing agreement with Colliers Macaulay Nicolls Inc. (the "Listing Agreement"); and
- (b) ratify the terms, conditions, execution and delivery of the Purchase and Sale Agreement and amendments, and the Listing Agreement.

$\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS 992 to approve disposition of property by liquidator (Sections 96, 108 and 282(1) of the Strata Property Act) (TO BE VOTED ON ONLY IF RESOLUTION #1 IS APPROVED)

WHEREAS:

A. By 80% vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the "Strata Corporation"), the owners of the strata lots comprising Strata Plan LMS 992 have approved the voluntary winding up of the Strata Corporation in accordance with Section 277 of the Strata Property Act (the "Act"), including the appointment of Crowe McKay LLP, as represented by Derek Lai, as liquidator (the "Liquidator");

B. The owners wish to approve disposition by the Liquidator of lands comprising Strata Plan LMS 992, including Strata Lots 1 through 63 inclusive, in accordance with the Purchase and Sale Agreement between the Strata Corporation and Intracorp Acquisition Co. Ltd. (the "Purchaser"), dated January 11,

2021 (the “Sale Agreement”); and the listing agreement between the Strata Corporation and Colliers Macaulay Nicolls Inc. (the “Listing Agreement”), (collectively the “Disposition”);

C. Pursuant to section 282 of the Act, before any land or personal property is disposed of, the Liquidator must obtain the approval of the disposition by a resolution passed by a 3/4 vote at an annual or special general meeting, or the disposition is void; and

BE IT RESOLVED by a ¾ vote of the Strata Corporation that:

1. Pursuant to section 282(2) of the Act, the Disposition is approved; and
2. The terms, conditions, execution and delivery of each of the Sale Agreement and the Listing Agreement are approved and ratified.

END OF RESOLUTION #2

Strata Lot 56 **MOVED** and Strata Lot 63 **SECONDED** to approve **Resolution #2** as presented.

A secret ballot was requested and pink voting cards were issued for **Resolution #2**. Scrutineers from units 706 and 806 tallied the voting cards.

MOTION CARRIED

Fifty-two (52) strata lots voted in favour of **Resolution #2** for a total of 52 votes.

Eleven (11) strata lots voted against **Resolution #2** for a total of 11.5 votes.

Brian Yan Muk, Strata Council President, reported there were sufficient votes to approve **Resolution #2**.

RESOLUTION #3: A Majority Vote Direction pursuant to Section 27 of the Strata Property Act to the Strata Corporation directing the Strata Corporation to terminate any contracts that the Strata Corporation is party to that are unrelated to the winding up, at a time to be determined by the strata council or the liquidator, as applicable, in each’s discretion, and a ¾ vote resolution to terminate the Agency Agreement between the Strata Corporation and 482258 B.C. Ltd. doing business as Dwell Property Management [NOTE: This Resolution #3 will only be voted if Resolutions #1 and #2 are approved.]

MAJORITY VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS992 - DIRECTION TO COUNCIL (Section 27 of the Strata Property Act) and 3/4 VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS992 - TERMINATE THE AGENCY AGREEMENT (Section 39(1)(a) of the Strata Property Act) (TO BE VOTED ON ONLY IF RESOLUTION #1 AND RESOLUTION #2 ARE APPROVED)

WHEREAS:

A. Pursuant to section 27 of the Strata Property Act (the "Act"), a strata corporation may direct the council in the exercise of its powers and performance of duties by a resolution passed by a majority vote at a general meeting. The Strata Corporation deems it advisable to direct the council, in light of Resolution #1 and Resolution #2, to cancel any contracts between the Strata Corporation and third parties, that are unrelated to the winding up, at a time to be determined by the strata council or the liquidator, as applicable, in each of their discretion.

B. Pursuant to section 39(1)(a) of the Act, a strata corporation may terminate its management services contract on two months' notice if the cancellation is first approved by a resolution passed by a $\frac{3}{4}$ vote at an annual or special general meeting of the strata corporation. The Strata Corporation proposes to terminate the Agency Agreement between the Strata Corporation and 482258 B.C. Ltd. doing business as Dwell Property Management (the "Agency Agreement").

BE IT RESOLVED by a majority vote of the Strata Corporation pursuant to section 27 of the Strata Property Act that the Strata Corporation is authorized and directed to cancel any contracts between the Strata Corporation and third parties, that are unrelated to the winding up, at a time to be determined at the discretion of the strata council or the liquidator, as applicable.

AND BE IT RESOLVED by a $\frac{3}{4}$ vote of the Strata Corporation that the Strata Corporation is authorized to terminate the Agency Agreement on two (2) months' notice, with the timing of delivery of such notice at a time to be determined by the strata council or the liquidator, as applicable.

END OF RESOLUTION #3

Strata Lot 56 **MOVED** and Strata Lot 63 **SECONDED** to approve **Resolution #3** as presented.

A secret ballot was requested and yellow voting cards were issued for **Resolution #3**. Scrutineers from units 501 and 1101 tallied the voting cards.

MOTION CARRIED

Fifty-two (52) strata lots voted in favour of **Resolution #3** for a total of 52 votes.

Eleven (11) strata lots voted against **Resolution #3** for a total of 11.5 votes.

Brian Yan Muk, Strata Council President, reported there were sufficient votes to approve **Resolution #3**.

RESOLUTION #4: A $\frac{3}{4}$ Vote Resolution to distribute the contingency reserve fund and operating fund to the owners in accordance with unit entitlement. [NOTE: This Resolution #4 will only be voted if Resolutions #1 and #2 are both approved.]

Resolution #4 - A $\frac{3}{4}$ vote resolution to pay out the balance of the operating fund and contingency reserve fund (TO BE VOTED ON ONLY IF RESOLUTION #1, RESOLUTION #2, AND RESOLUTION #3 ARE APPROVED)

WHEREAS:

A. By 80% vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the "Strata Corporation"), the owners of the strata lots comprising Strata Plan LMS 992 have approved the voluntary winding up of the Strata Corporation in accordance with Section 277 of the Strata Property Act (the "Act"), including the appointment of Crowe McKay LLP, as represented by Derek Lai, as liquidator (the "Liquidator"); and

B. By a $\frac{3}{4}$ vote resolution passed at this special general meeting of The Owners, Strata Plan LMS 992 (the "Strata Corporation"), the owners of the strata lots comprising Strata Plan LMS 992 approved disposition by the Liquidator of lands comprising Strata Plan LMS 992, including Strata Lots 1 through 63 inclusive, in accordance with the Purchase and Sale Agreement between the Strata Corporation and Intracorp Acquisition Co. Ltd. (the "Purchaser"), dated January 11, 2021 (the "Sale Agreement"); and the listing agreement between the Strata Corporation and Colliers Macaulay Nicolls Inc. (the "Listing Agreement"), (collectively the "Disposition").

C. Section 20 of the Purchase and Sale Agreement allows any balance in the operating fund or contingency reserve fund to be transferred by the Strata Corporation to the Strata Corporation's solicitors on the Completion Date.

BE IT RESOLVED by a $\frac{3}{4}$ vote pursuant to Sections 96 and 97 of the Strata Property Act, that the Strata Corporation pay to the owners in accordance with unit entitlement, any funds remaining in the Strata Corporation's operating fund and the contingency reserve fund, and that such payment be made by the liquidator after the Sale Agreement has been completed.

END OF RESOLUTION #4

Strata Lot 56 **MOVED** and Strata Lot 63 **SECONDED** to approve **Resolution #4** as presented.

A secret ballot was requested and green voting cards were issued for **Resolution #4**. Scrutineers from units 1006 and 3364 tallied the voting cards.

MOTION CARRIED

Fifty-two (52) strata lots voted in favour of **Resolution #4** for a total of 52 votes.

Eleven (11) strata lots voted against **Resolution #4** for a total of 11.5 votes.

Brian Yan Muk, Strata Council President, reported there were sufficient votes to approve **Resolution #4**.

Strata Plan LMS 992 – Joyce Place | Minutes of a Special General Meeting

The registration sign in form and secret voting cards were given to G. Stephen Hamilton, Strata Lawyer for LMS 992, from Hamilton & Co. to hold for our records.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:58 p.m.

Brian Yan Muk, Strata Council President

This is Exhibit " O " referred to in the
affidavit of... Brian Yan Muk...
sworn before me at New Westminster
this 1st day of September 2021.

.....
A Commissioner for taking Affidavits
for British Columbia

NOTICE OF ASSIGNMENT

TO: THE OWNERS, STRATA PLAN LMS992 (the "Vendor")

FROM: INTRACORP ACQUISITION CO. LTD. (the "Assignor")

AND FROM: INTRACORP VANNESS LIMITED PARTNERSHIP (the "Purchaser")

RE: Purchase and Sale Agreement dated January 11, 2021 (the "**Purchase Agreement**") between the Vendor and the Assignor pursuant to which the Assignor agreed to purchase, *inter alia*, the lands and premises located at 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382 and 3384 Vanness Avenue, Vancouver, British Columbia and legally described in Schedule A hereto (collectively, the "**Property**")

The Assignor hereby gives notice to the Vendor that the Assignor has assigned all of its right, title and interest in and to the Purchase Agreement, including the benefit of all deposits paid thereunder, to the Purchaser.

This Notice may be executed in any number of counterparts, each of which will be deemed to be an original and all of which, taken together, will be deemed to constitute one and the same instrument. Delivery of an executed copy of this Notice by electronic transmission will be as effective as if the Assignor and the Buyer had personally delivered an executed original of this Notice.

DATED as of August 25, 2021.

By the Assignor:

By the Purchaser:

INTRACORP ACQUISITION CO. LTD.

INTRACORP VANNESS LIMITED
PARTNERSHIP, by its general partner,
INTRACORP VANNESS GP LTD.

By: _____

Authorized Signatory

By: _____

Authorized Signatory

SCHEDULE A
THE PROPERTY

Strata Lots 1 to 63 (inclusive)
District Lot 37
Strata Plan LMS992
together with an interest in the Common Property in proportion to the Unit Entitlement of the
Strata Lot as shown on Form 1

- and -

The Common Property of Strata Plan LMS992

nis is Exhibit " P " referred to in the
affidavit of Brian Yan Muk
sworn before me at New Westminster
this 1st day of September 2021

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

TOWN HOMES - STRUCTURAL ASSESSMENT

AT

JOYCE PLACE

3362 TO 3376 VANNESS AVENUE

VANCOUVER, BC



Prepared for:

The Owners, Strata Plan LMS 992
c/o Siegle Properties BC Ltd.
#211 - 8680 Cambie Road
Richmond, BC V6X 4K1

Attention: Mr. Edward Jang

Prepared By:
Brian Lee, P.Eng.

Date: October 31, 2018
MGH File No: 2016.06.003

MGH
Consulting Inc.

5650 Cedarwood Street
Burnaby, B.C. V5G 2K6
Canada
Telephone: (604) 612-5841
Email: blee@mghconsulting.ca

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STRUCTURAL ASSESSMENT REPORT (Cont'd)

<p>PROJECT: Joyce Place - Strata Plan LMS 992 Town Homes - Structural Assessment</p>	<p>REPORT NO: RE-01</p>	<p>PROJECT NO: 2016.06.003</p>	<p>DATE: October 31, 2018</p>
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ITEM	DESCRIPTION
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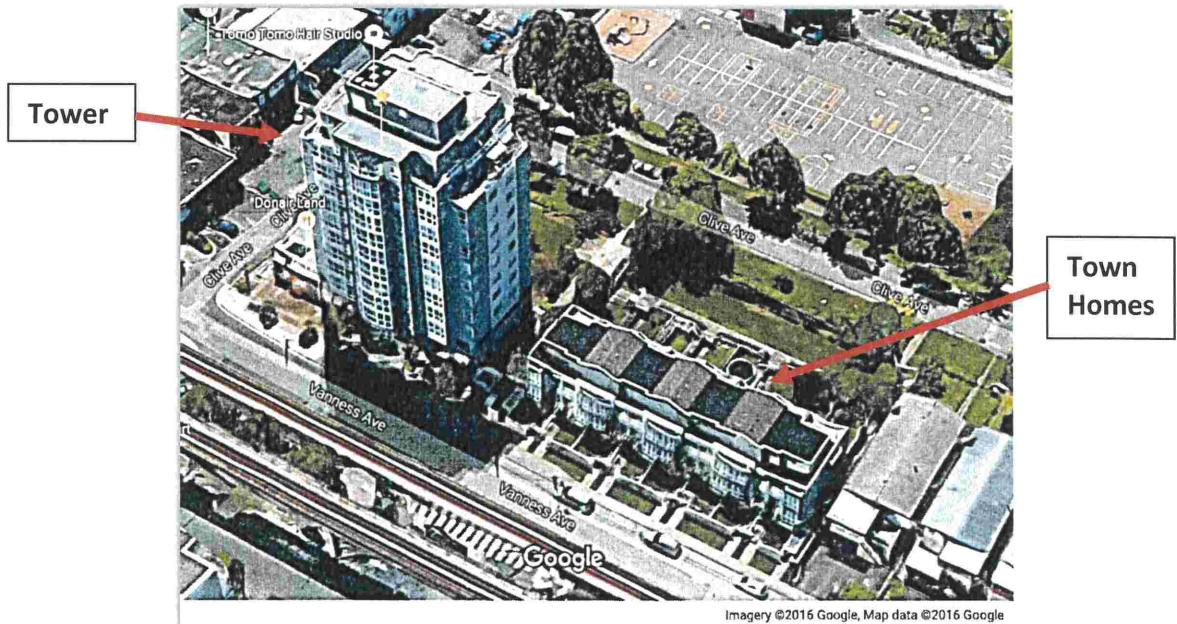
2.0 BUILDING DESCRIPTION (Continued)

The original Building Permit drawings were prepared by William Rhone Architects, and issued for construction in 1992. For the purpose of this report the age of the completed buildings will be considered 25 years (approximate) as of October 2018.

TOWN HOMES:

Eight (8) town homes are located at 3362 through 3376 Vanness Avenue, Vancouver, BC. See **Photographs A and B**.

The town homes are wood frame construction. Each town home has three floor levels above ground and a crawlspace below-grade. The town homes are attached side-by-side and form a single building that is separated from the tower. The top of the town homes have flat roofs and pitched roofs. Each town home has an outdoor balcony facing North at floor level 2, and an outdoor deck facing South at floor level 3.



View Looking South



*Acknowledgements:
Image was obtained from Google maps*

Figure 1: Site Plan

STRUCTURAL ASSESSMENT REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Town Homes - Structural Assessment	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: October 31, 2018
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ITEM	DESCRIPTION
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2.0	BUILDING DESCRIPTION
 <p>Photograph A: View (looking South-East) of the row of Town Homes</p>	 <p>Photograph B: View (looking South-West) of the stucco cladding, windows, outdoor balconies, and roof- line at the row of Town Homes</p>



STRUCTURAL ASSESSMENT REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Town Homes - Structural Assessment	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: October 31, 2018
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ITEM	DESCRIPTION
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<p>3.0</p>	<p>SCOPE OF ENGINEERING SERVICES (Continued)</p> <p>C. Scope of the Current (2018) Investigation</p> <p>MGH's scope of review under its current mandate was confined to the North exterior walls (facing Vanness Avenue) at the Town Homes, the shorter exterior end walls adjacent to the North walls, and the interior dividing walls that are perpendicular to and frame into the North exterior walls.</p> <p>MGH's current investigation is targeted to identifying the existence and the severity of decay (if any) of the various wood components at the subject walls in order to assess the need for temporary structural shoring at the following areas:</p> <ul style="list-style-type: none"> a. The 2nd floor of Town Home Units #3362, #3364, #3366, #3368, #3370, #3372, #3374 & #3376. b. The 1st floor of Town Home Units #3364, #3366, #3368, #3370, #3372 & #3374. <p>MGH's investigation included a non-intrusive examination of the exterior side of the North exterior walls and a visual examination of the interior space of the rooms along the North exterior walls to look for evidence of previous moisture ingress into the wall assemblies.</p> <p>MGH identified locations to make exploratory openings ("EO's") at the interior side of the exterior walls to observe the current condition of the wood materials in the wall assembly.</p> <p>Based on the extent and severity of moisture related damage (if any) that may be discovered during the current investigation, MGH would opine on whether the immediate installation of "structural shoring - posts and braces" (i.e., "shoring") is warranted.</p>
<p>4.0</p>	<p>DISCLAIMER</p> <p>This report has been prepared based upon the information referenced herein. The report has been prepared in a manner consistent with good engineering judgement. Should new information come to light, MGH requests the opportunity to review this information, and to revisit our conclusions and recommendations contained in this report. MGH has prepared this report for the exclusive use of the Client, and there are no representations made by MGH to any other party. MGH accepts no responsibility for damages suffered by third parties as a result of decisions or actions made by such parties based on this report. MGH does not claim to have discovered or discussed every deficiency during the course of its work which may be present at the Joyce Place tower and the Joyce Place town homes. Specifically, MGH has reported on what has been brought to its attention by the Client, as well as to what MGH has observed during its limited site investigation.</p>



STRUCTURAL ASSESSMENT REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Town Homes - Structural Assessment	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: October 31, 2018
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ITEM	DESCRIPTION
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5.0	<p>SUMMARY OF FINDINGS</p> <p>The table below summarizes the Town Home units that require immediate installation of "Structural Shoring - Posts and Braces" (i.e., "shoring") and the recommended locations for the shoring.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2">Town Home</th> <th colspan="2">Shoring Required</th> <th rowspan="2">Comments</th> </tr> <tr> <th>Floor Level 1</th> <th>Floor Level 2</th> </tr> </thead> <tbody> <tr> <td>#3362</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td>Shoring has already been installed at Floor Level 1</td> </tr> <tr> <td>#3364</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td>Immediate installation of shoring is recommended</td> </tr> <tr> <td>#3366</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td>Immediate installation of shoring is recommended</td> </tr> <tr> <td>#3368</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td>Immediate installation of shoring is recommended</td> </tr> <tr> <td>#3370</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td>Immediate installation of shoring is recommended</td> </tr> <tr> <td>#3372</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td>Immediate installation of shoring is recommended</td> </tr> <tr> <td>#3374</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> <td>Shoring is not required at this time</td> </tr> <tr> <td>#3376</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td>Shoring has already been installed at Floor Level 1</td> </tr> </tbody> </table>	Town Home	Shoring Required		Comments	Floor Level 1	Floor Level 2	#3362	Yes	Yes	Shoring has already been installed at Floor Level 1	#3364	Yes	Yes	Immediate installation of shoring is recommended	#3366	Yes	Yes	Immediate installation of shoring is recommended	#3368	Yes	Yes	Immediate installation of shoring is recommended	#3370	Yes	Yes	Immediate installation of shoring is recommended	#3372	Yes	Yes	Immediate installation of shoring is recommended	#3374	No	No	Shoring is not required at this time	#3376	Yes	Yes	Shoring has already been installed at Floor Level 1
Town Home	Shoring Required		Comments																																				
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STRUCTURAL ASSESSMENT REPORT (Cont'd)

PROJECT: Joyce Place - Strata Plan LMS 992 Town Homes - Structural Assessment	REPORT NO: RE-01	PROJECT NO: 2016.06.003	DATE: October 31, 2018
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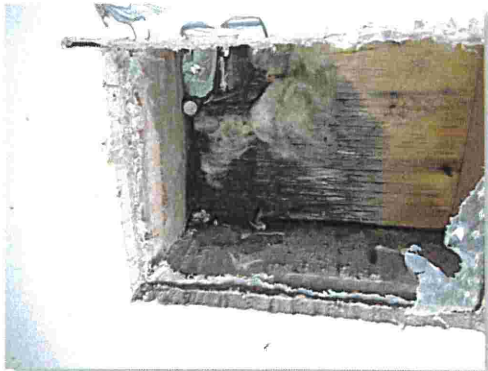

ITEM	DESCRIPTION
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5.0	SUMMARY OF FINDINGS
5.1	<p>TOWN HOME - UNIT #3362 (Continued)</p> <p>Comments</p> <p>a. The findings from MGH's previous investigation (2017) revealed that the extent and severity of decay of the wood at the exterior walls warranted the immediate installation of structural shoring - posts & braces ("shoring") at the 1st floor level. The purpose for the shoring was to vertically support the floor joists at the 2nd floor level. Since that time shoring has been installed at the 1st floor level (See Photograph 3).</p> <p>b. Based on the findings from MGH's current (2018) investigation it is the opinion of MGH that the extent and severity of the existing decay of the wood components at the exterior wall assembly warrants the immediate installation of shoring at the 2nd floor level to support the roof level framing.</p> <p>c. The shoring (at both floor levels) is intended to serve only as a temporary (interim) remedy until such time that permanent repairs can be implemented. The shoring will provide vertical support for the 2nd floor joists and the roof framing in the event of localized collapse of the exterior wall assembly.</p> <p>d. The exterior wall assembly will eventually require comprehensive repairs to restore the building structure to perform under vertical (gravity) loading and lateral (wind and seismic) loading.</p> <p>e. Future comprehensive repairs will also be required to address the failed building envelope to prevent further ingress of exterior water into the wall assemblies.</p>

STRUCTURAL ASSESSMENT REPORT (Cont'd)

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5.0	SUMMARY OF FINDINGS
5.1	<p>TOWN HOME - UNIT #3362 (Continued)</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Photograph 1: View of the decayed wood within the exterior wall assembly on floor level 2 at the North-East corner of the room.</p> </div> <div style="text-align: center;">  <p>Photograph 2: View of the decayed wood within the exterior wall assembly on floor level 2 at the North-West corner of the room.</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p>Photograph 3: View of the "Structural Shoring - Posts & Braces" at floor level 1.</p> </div>

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5.0	SUMMARY OF FINDINGS
5.2	<p>TOWN HOME - UNIT #3364 (Continued)</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Photograph 4: View of the decayed wood within the exterior wall assembly on floor level 1 at the North-West corner of the room.</p> </div> <div style="text-align: center;">  <p>Photograph 5: View of severe fungal growth on the wood within the interior dividing (structural) wall that separates Units #3364 and #3366 at floor level 1.</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;">  <p>Photograph 6: View of the decayed wood within the exterior wall assembly on floor level 2 at the North-West corner of the room.</p> </div> <div style="text-align: center;">  <p>Photograph 7: View of decayed wood within the exterior wall assembly on floor level 2 at the North-East corner of the room.</p> </div> </div>

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5.0	SUMMARY OF FINDINGS
5.3	<p>TOWN HOME - UNIT #3366</p> <p>Background The following salient observations were extracted from MGH'S previous (2017) investigation:</p> <p>a. Interior Space - 1st Floor: MGH observed severe decay of the structural components at the exterior wall assembly. Specifically, the plywood exterior sheathing board, the bottom horizontal plate of the wall assembly, and the wall studs were severely decayed and disintegrated.</p> <p>b. North Elevation: An exploratory opening ("EO") was made at floor level 2, at the narrow face of the wall that divides the outdoor balconies at Units #3366 and #3368. The sheathing board was severely deteriorated/decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument.</p> <p>Observations The following observations were made during MGH's current (2018) investigation:</p> <p>Interior Space - 1st Floor and 2nd Floor:</p> <p>a. MGH re-examined the structural wood components that were reviewed during MGH's previous (2017) investigation.</p> <p>b. Additional exploratory openings ("EO's") were made in the interior drywall at the North-East corner and North-West corner of the exterior walls at floor levels 1 and 2. The exterior sheathing board, wall framing, and structural posts were severely decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument (See Photographs 8, 9, 10 and 11).</p> <p>Comments</p> <p>a. The findings from MGH's previous investigation (2017) indicated that the extent and severity of decay at the wood of the exterior wall assembly did not warrant installation of structural shoring - posts & braces ("shoring") at that time.</p> <p>b. Based on the findings from MGH's current (2018) investigation it is the opinion of MGH that the extent and severity of the existing decay of the wood components within the exterior wall assembly warrant immediate installation of shoring at the 1st floor level as well as the 2nd floor level.</p>



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5.0	SUMMARY OF FINDINGS
5.3	<p>TOWN HOME - UNIT #3366 (Continued)</p> <p>Comments (Continued)</p> <ul style="list-style-type: none"> c. The shoring (at both floor levels) is intended to serve as a temporary (interim) remedy until such time that permanent repairs can be implemented. The shoring provides vertical support for the 2nd floor joists and the roof framing in the event of localized collapse of the exterior wall assembly. d. The exterior wall assembly will eventually require comprehensive repairs to restore the building structure to perform under vertical (gravity) loading and lateral (wind and seismic) loading. e. Future comprehensive repairs will also be required to address the failed building envelope to prevent further ingress of exterior water into the wall assemblies.

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5.0	SUMMARY OF FINDINGS
5.3	<p>TOWN HOME - UNIT #3366 (Continued)</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p>Photograph 8: View of the decayed wood within the exterior wall assembly on floor level 1 at the North-West corner of the room.</p> </div> <div style="width: 50%;">  <p>Photograph 9: View of the decayed wood within the exterior wall assembly on floor level 1 at the North-East corner of the room.</p> </div> <div style="width: 50%;">  <p>Photograph 10: View of the decayed wood within the exterior wall assembly on floor level 2 at the North-West corner of the room.</p> </div> <div style="width: 50%;">  <p>Photograph 11: View of decayed wood within the exterior wall assembly on floor level 2 at the North-East corner of the room.</p> </div> </div>



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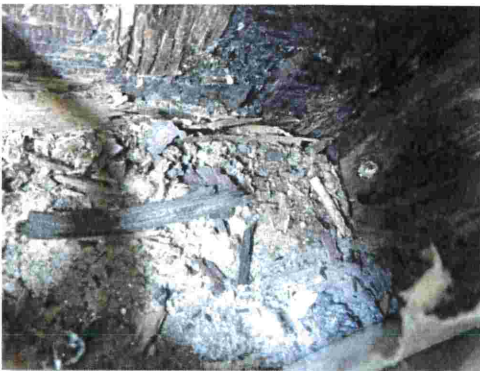


5.0	SUMMARY OF FINDINGS
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5.4	<p>TOWN HOME - UNIT #3368</p> <p>Background Access to the interior of this unit was not available during MGH'S previous (2017) investigation. Access was limited to the building exterior.</p> <p>a. North Elevation: An exploratory opening ("EO") was made at floor level 2, at the narrow face of the wall that divides the outdoor balconies at Units #3366 and #3368. The sheathing board was severely deteriorated/decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument.</p> <p>Observations The following observations were made during MGH's current (2018) investigation:</p> <p>Interior Space - 1st Floor and 2nd Floor:</p> <p>a. Exploratory openings ("EO") were made in the interior drywall at the North-East corner and North-West corner of the exterior walls at floor levels 1 and 2. The exterior sheathing board, wall framing, and structural posts were severely decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument (See Photographs 12, 13, 14 & 15).</p> <p>b. MGH observed active wood lice within the EO on the 1st floor at the North-East corner of the room.</p> <p>Comments</p> <p>a. Based on the findings from MGH's current (2018) investigation it is the opinion of MGH that the extent and severity of the existing decay of the wood components within the exterior wall assembly warrant immediate installation of shoring at the 1st floor level as well as the 2nd floor level.</p> <p>b. The shoring (at both floor levels) is intended to serve as a temporary (interim) remedy until such time that permanent repairs can be implemented. The shoring provides vertical support for the 2nd floor joists and the roof framing in the event of localized collapse of the exterior wall assembly.</p> <p>c. The exterior wall assembly will eventually require comprehensive repairs to restore the building structure to perform under vertical (gravity) loading and lateral (wind and seismic) loading.</p> <p>d. Future comprehensive repairs will also be required to address the failed building envelope to prevent further ingress of exterior water into the wall assemblies.</p>
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5.0	SUMMARY OF FINDINGS
5.4	TOWN HOME - UNIT #3368 (Continued)
	<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;">  <p>Photograph 12: View of the decayed wood within the exterior wall assembly on floor level 1 at the North-West corner of the room.</p> </div> <div style="width: 45%;">  <p>Photograph 13: View of the decayed wood within the exterior wall assembly on floor level 1 at the North-East corner of the room.</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="width: 45%;">  <p>Photograph 14: View of the decayed wood within the exterior wall assembly on floor level 2 at the North-West corner of the room.</p> </div> <div style="width: 45%;">  <p>Photograph 15: View of decayed wood within the exterior wall assembly on floor level 2 at the North-East corner of the room.</p> </div> </div>



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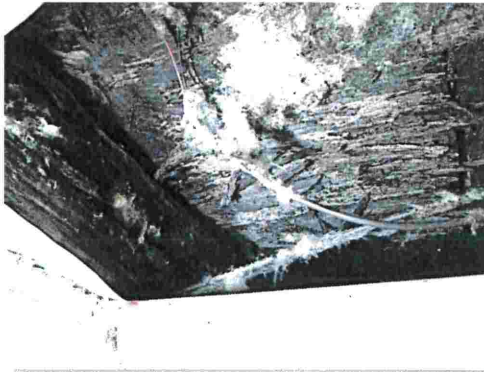

5.0	SUMMARY OF FINDINGS
5.5	<p>TOWN HOME - UNIT #3370</p> <p>Background Access to the interior of this unit was not available during MGH'S previous (2017) investigation. Access was limited to the building exterior at that time.</p> <p>Observations The following observations were made during MGH's current (2018) investigation:</p> <p>a. Interior Space - 1st Floor: Exploratory openings ("EO") were made in the interior drywall at the North-East corner and North-West corner of the exterior walls at floor level 1. The exterior sheathing board, wall framing, and structural posts were severely decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument (See Photographs 16, 17 and 18).</p> <p>b. Interior Space - 2nd Floor: Access to the interior of the 2nd floor level of this unit was not available during MGH's current (2018) investigation. The tenant had locked the room and the Strata Owner was unable to contact the tenant.</p> <p>Comments</p> <p>a. Based on the findings from MGH's current (2018) investigation it is the opinion of MGH that the extent and severity of the existing decay of the wood components within the exterior wall assembly warrant immediate installation of shoring at the 1st floor level.</p> <p>b. MGH cannot verify at this time whether the same severity of damage currently exists at the structural components of the exterior wall assembly between the 2nd floor and the roof level.</p> <p>c. The shoring (at the 1st floor level) is intended to serve as a temporary (interim) remedy until such time that permanent repairs can be implemented. The shoring provides vertical support for the 2nd floor joists in the event of localized collapse of the North exterior wall assembly.</p> <p>d. The exterior wall assembly will eventually require comprehensive repairs to restore the building structure to perform under vertical (gravity) loading and lateral (wind and seismic) loading.</p> <p>e. Future comprehensive repairs will also be required to address the failed building envelope to prevent further ingress of exterior water into the wall assemblies.</p>

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5.0	SUMMARY OF FINDINGS
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5.6	<p>TOWN HOME - UNIT #3372 (Continued)</p> <p>Comments</p> <ol style="list-style-type: none"> a. The findings from MGH's previous investigation (2017) indicated that the extent and severity of decay at the wood of the exterior wall assembly did not warrant installation of structural shoring - posts & braces ("shoring") at that time. b. Based on the findings from MGH's current (2018) investigation it is the opinion of MGH that the extent and severity of the existing decay of the wood components within the exterior wall assembly warrant immediate installation of shoring at the 1st floor level as well as the 2nd floor level. c. The shoring (at both floor levels) is intended to serve as a temporary (interim) remedy until such time that permanent repairs can be implemented. The shoring provides vertical support for the 2nd floor joists and the roof framing in the event of localized collapse of the exterior wall assembly. d. The exterior wall assembly will eventually require comprehensive repairs to restore the building structure to perform under vertical (gravity) loading and lateral (wind and seismic) loading. e. Future comprehensive repairs will also be required to address the failed building envelope to prevent further ingress of exterior water into the wall assemblies. <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;">  <p>Photograph 19: View of the decayed wood within the exterior wall assembly on floor level 1 at the North-West corner of the room.</p> </div> <div style="text-align: center;">  <p>Photograph 20: View of the decayed wood within the exterior wall assembly on floor level 2 at the North-West corner of the room.</p> </div> </div>
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5.0	SUMMARY OF FINDINGS
5.7	<p>TOWN HOME - UNIT #3374</p> <p>Background The following salient observations were extracted from MGH'S previous (2017) investigation:</p> <p>a. Interior Space - 1st Floor: MGH previously made an exploratory opening ("EO") in the interior drywall at the North exterior wall at the North-East corner of the room. The moisture content readings at the various wood components in the wall cavity were high (ranging from MC=20% to MC=30%) at the time of MGH's site visit. The wood in the wall cavity appeared in good condition even though the moisture content in the wood was high. The batt insulation in the wall cavity was saturated.</p> <p>Observations The following observations were made during MGH's current (2018) investigation:</p> <p>Interior Space - 1st Floor:</p> <p>a. An EO was made in the interior drywall at the North-West corner of the room on the 1st floor level. The wood appeared in good condition at the interior dividing wall between Units #3372 and #3374 (See Photograph 21).</p> <p>b. MGH re-examined the wood components at the EO that was previously made during MGH's (2017) investigation at the North-East corner of the room on the 1st floor level. The wood that previously appeared un-stained and in good condition has developed a dark-coloured stain since that time, but the wood is still intact. The cause for the stain is moisture ingress (See Photograph 22).</p> <p>Interior Space - 2nd Floor:</p> <p>a. EO's were made in the interior drywall at the North-East corner and North-West corner of the room at floor level 2. The exterior sheathing board was decayed from previous water ingress. The wood was dry, cracked, and brittle (See Photographs 23 and 24).</p> <p>Comments</p> <p>a. MGH was informed by the Strata Owner during MGH's previous (2017) investigation that targeted repairs were performed (by other Parties) at the North exterior wall in 2015 (approximate). MGH's (2017) investigation did not reveal decay of wood at the exterior wall assembly that would warrant installation of structural shoring - posts & braces ("shoring") at that time.</p> <p>b. MGH's current (2018) investigation revealed that moisture ingress has occurred into the wall cavity of the North exterior wall since the time of the 2017 investigation. However, the extent and severity of the decay of the wood within the exterior wall assembly does not warrant installation of shoring at the 1st floor level nor the 2nd floor level at this time. It is the opinion of MGH that the extent and severity of decay of the wood will worsen over time if the failed building envelope does not receive repairs.</p>

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5.0	SUMMARY OF FINDINGS
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5.7	<p>TOWN HOME - UNIT #3374 (Continued)</p> <div style="display: flex; justify-content: space-around;"> <div style="width: 45%;">  <p>Photograph 21: View of the wood within the exterior wall assembly on floor level 1 at the North-West corner of the room. The wood appears in good condition.</p> </div> <div style="width: 45%;">  <p>Photograph 22: View of the wood within the exterior wall assembly on floor level 1 at the North-East corner of the room. The wood is moisture stained but still intact.</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="width: 45%;">  <p>Photograph 23: View of the decayed exterior sheathing board in the exterior wall assembly on floor level 2 at the North-West corner of the room.</p> </div> <div style="width: 45%;">  <p>Photograph 24: View of the decayed exterior sheathing board in the exterior wall assembly on floor level 2 at the North-East corner of the room.</p> </div> </div>
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5.0	SUMMARY OF FINDINGS
5.8	<p>TOWN HOME - UNIT #3376</p> <p>Background The following salient observations were extracted from MGH'S previous (2017) investigation:</p> <ul style="list-style-type: none"> a. Interior Space - 1st Floor: MGH observed severe decay of the structural components at the exterior wall assembly, the floor plywood sheathing board, and the wood floor joists. Specifically, portions of the wood columns at the outside corner of wall, portions of the vertical wall studs, the majority of the exterior plywood sheathing board, portions of the interior plywood floor sheathing board, and portions of the wood floor joists were decayed and/or disintegrated. b. East Elevation: An EO was made at floor level 2, at the narrow wall facing South, below a horizontal joint. The sheathing board was severely deteriorated/decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument. <p>Observations The following observations were made during MGH's current (2018) investigation:</p> <ul style="list-style-type: none"> a. Interior Space - 2nd Floor: Significant water staining is visible on the ceiling above floor level 2 (See Photograph 25). b. An active leak was observed where water is dripping from a light fixture on the ceiling above floor level 2 (See Photograph 26). c. The Strata Owner did not comply as requested to relocate their furniture/personal belongings away from the areas on floor level 2 that are the subject of this examination. MGH was limited to making an EO in the interior drywall of the exterior wall at the North-West corner of the room. d. At the EO described above the exterior sheathing board, wall framing, and structural posts were severely decayed from previous water ingress. The wood crumbled easily when probed by hand using a sharp metal instrument (See Photograph 27). e. The wood at the EO described above was saturated at the time of the investigation. The source of moisture is likely associated with the active leak at the ceiling above floor level 2.



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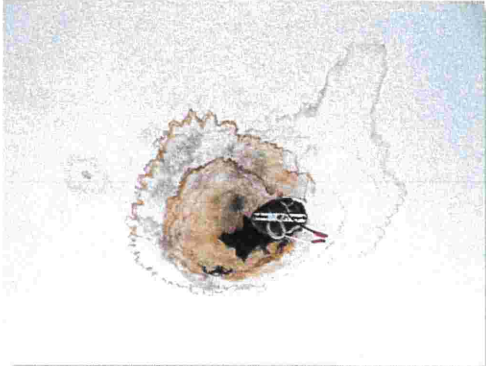


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5.0	SUMMARY OF FINDINGS
5.8	<p>TOWN HOME - UNIT #3376 (Continued)</p> <p>Comments</p> <p>a. The findings from MGH's previous investigation (2017) indicated that the extent and severity of decay at the wood of the exterior wall assembly warranted immediate installation of structural shoring - posts & braces ("shoring") at the 1st floor level to support the floor joists at the 2nd floor level. Shoring has since been installed at the 1st floor (See Photograph 28).</p> <p>b. Based on the findings from MGH's current (2018) investigation it is the opinion of MGH that the extent and severity of the existing decay of the wood components within the exterior wall assembly also warrant immediate installation of shoring at the 2nd floor level to support the roof level framing.</p> <p>c. The shoring (at both floor levels) is intended to serve only as a temporary (interim) remedy until such time that permanent repairs can be implemented. The shoring will provide vertical support for the 2nd floor joists and the roof framing in the event of localized collapse of the exterior wall assembly.</p> <p>d. The exterior wall assembly will eventually require comprehensive repairs to restore the building structure to perform under vertical (gravity) loading and lateral (wind and seismic) loading.</p> <p>e. Future comprehensive repairs will also be required to address the failed building envelope to prevent further ingress of exterior water into the wall assemblies.</p>

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5.0	SUMMARY OF FINDINGS
5.8	<p>TOWN HOME - UNIT #3376 (Continued)</p> <div style="display: flex; justify-content: space-around;"> <div style="width: 45%;">  <p>Photograph 25: View of severe moisture staining on the ceiling above floor level 2. The source of water is likely from the flat roof directly above the room.</p> </div> <div style="width: 45%;">  <p>Photograph 26: View of an active leak from a light fixture on the ceiling above floor level 2. The source of water is likely from the flat roof directly above the room.</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="width: 45%;">  <p>Photograph 27: View of the decayed wood within the exterior wall assembly on floor level 2 at the North-West corner of the room.</p> </div> <div style="width: 45%;">  <p>Photograph 28: View of the "Structural Shoring - Posts & Braces" at floor level 1.</p> </div> </div>

This is Exhibit "Q" referred to in the
affidavit of Brian Van Mux
sworn before me at New Westminster
this 1st day of September 2021

~~.....~~
A Commissioner for taking Affidavits
for British Columbia



301D - 30721 Simpson Road
Abbotsford, BC V2T 6Y7

Office: 604 575-8220
info@apexbe.com

Structural Opinion Review

**Joyce Place Townhomes
3362 – 3376 Vanness Avenue
Vancouver, BC**

PRESENTED TO:

Owners, Strata Plan LMS 992
c/o Siegle Properties BC Ltd.
211-8680 Cambie Road
Richmond, BC V6X 4K1

Attention:

April 17, 2019

File No. 5814

1 INTRODUCTION

1.1 Terms

Apex Building Sciences Inc. (APEX) was commissioned by Strata Plan LMS 992 to conduct a condition assessment of the above noted building complex. Paul Kompauer, P. Eng. for Apex Building Sciences attended the above noted site to review the existing structural condition of the north elevation and provide an opinion whether or not there is a need to provide structural shoring support similar to what was done for end units 3362 and 3376. The following conditions were observed.

A series of inspection ports were cut open previously on the interior of the units in order to review the wood frame condition.

1.2 Basic Information

There are nine 3 storey wood frame townhouses in the strata Joyce Place. 3380 Vanness Avenue is the adjacent 12 storey concrete tower component.

1.3 Limitations

This report discusses observed deficiencies and details of concern. Many of the comments that are presented in this report are based upon our experience with buildings of a similar design and construction in British Columbia.

As the result of our firm's experience in the local area, we have become aware of problems that may arise or occur in structures. Not all portions of the building were reviewed during the on-site assessment. Therefore, issues may exist in more locations other than what is reported in this review. Our conclusion that a condition is a deficiency extends to all other areas where that condition exists. Many of the observations may not be a violation of the BC Building Code, but are worth noting based on our experience in British Columbia.

This report is specifically designed for the Owner's use and information. Apex Building Sciences Inc.'s objective in producing this survey is to not only provide our client with a list of deficiencies, but to create an overall sense of awareness which we feel is required to properly maintain the property. The visual evaluation intends to provide a picture of processes at work.

This report has been prepared in accordance with generally accepted building science practices. No other warranties, expressed or implied, are made as to the services provided under the terms of Apex Building Sciences Inc.'s contract and included in this report.

Conclusions, recommendations or opinions presented in this report must be viewed in light of the information available from the scope of work outlined and cannot be extended to portions of the site which were not directly observed or situations reasonably beyond the control of Apex Building Sciences Inc.

1.4 Discussion & Recommendations

Based on the photographs and associated comments, it is obvious that the north walls are in dire condition and require immediate action. There are two options that the strata may want to consider.

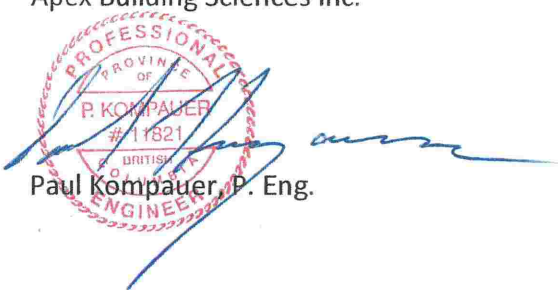
Option 1: Shore up the balance of the units including the crawlspace area in order to establish a certain level of safety for the occupants during events such as heavy snow fall, hurricane force winds or an earthquake.

Option 2: Complete building envelope and structural restoration to bring the building to current health and safety standards.

In any event, shoring is required immediately due to current conditions of the building. This represents a significant health and safety risks for both the occupants and the general public.




Sincerely,

Apex Building Sciences Inc.

A circular red seal for the Professional Engineer of the Province of British Columbia. The seal contains the text "PROFESSIONAL ENGINEER OF THE PROVINCE OF BRITISH COLUMBIA" around the perimeter. In the center, it reads "P. KOMPFAUER #11821". A blue ink signature is written over the seal and extends to the right.

Paul Kompauer, P. Eng.

UNIT 3362

<p>Leakage into crawlspace. Shoring was installed previously.</p>	<p>Photo 1</p>	 A photograph of a crawlspace showing wooden shoring posts supporting the floor joists. The floor is stained with water damage, and there are pipes and insulation visible.
<p>Leakage into crawlspace affecting the load bearing wall.</p>	<p>Photo 2</p>	 A photograph of a crawlspace showing a row of vertical wooden posts supporting a load-bearing wall. The floor is heavily stained with water damage.
<p>Rotting bearing wall framing.</p>	<p>Photo 3</p>	 A close-up photograph of a wooden framing member that is severely rotted and crumbling. A blue pipe is visible in the background.

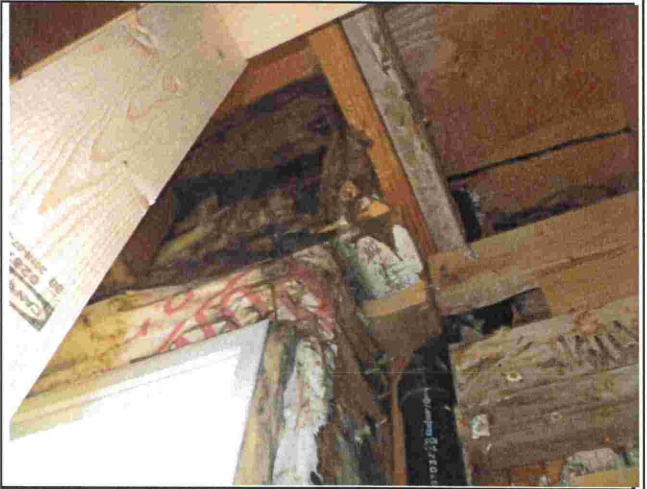
Rotting sheathing and framing. New shoring can be seen on the left of photo.

Photo 4



Rotting sheathing and framing. New shoring can be seen on the left of photo.


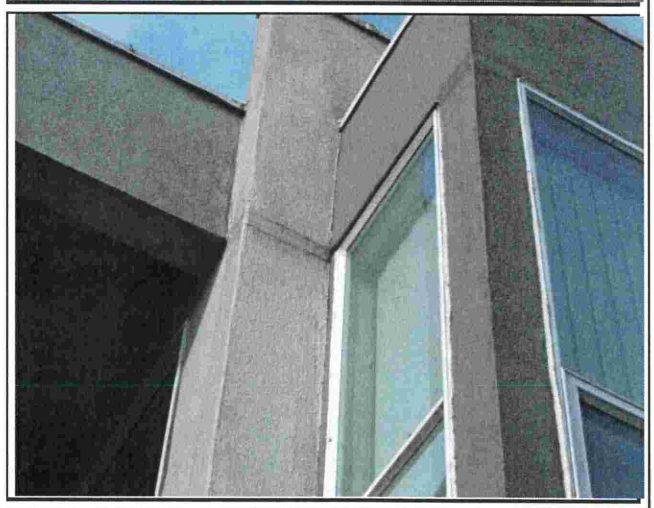
Photo 5




Rotting floor and wall framing.


Photo 6





<p>Rotting plywood floor and new shoring.</p>	<p>Photo 7</p>	
<p>Face sealed stucco details are the prime cause of leakage.</p>	<p>Photo 8</p>	


UNIT 3364

<p>Framing and sheathing completely rotten.</p>	<p>Photo 9</p>	
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<p>Rotting window sill.</p>	<p>Photo 10</p>	
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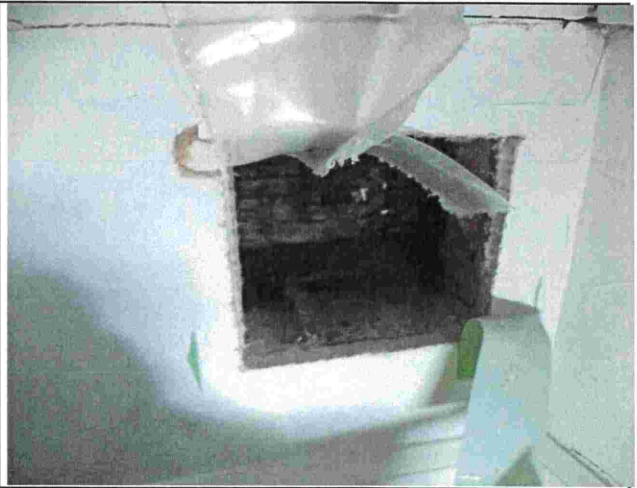
UNIT 3366

<p>Rotting framing at corner.</p>	<p>Photo 11</p>	
<p>Base plate and stud rotting.</p>	<p>Photo 12</p>	


<p>Rotting plywood sheathing.</p>	<p>Photo 13</p>	
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UNIT 3368

<p>Rotting sheathing and base plate.</p>	<p>Photo 14</p>	
<p>Rotting sheathing and framing.</p>	<p>Photo 15</p>	


<p>Drywall ceiling cracked due to weak structure.</p>	<p>Photo 16</p>	
<p>Base plate, stud and sheathing rotting.</p>	<p>Photo 17</p>	

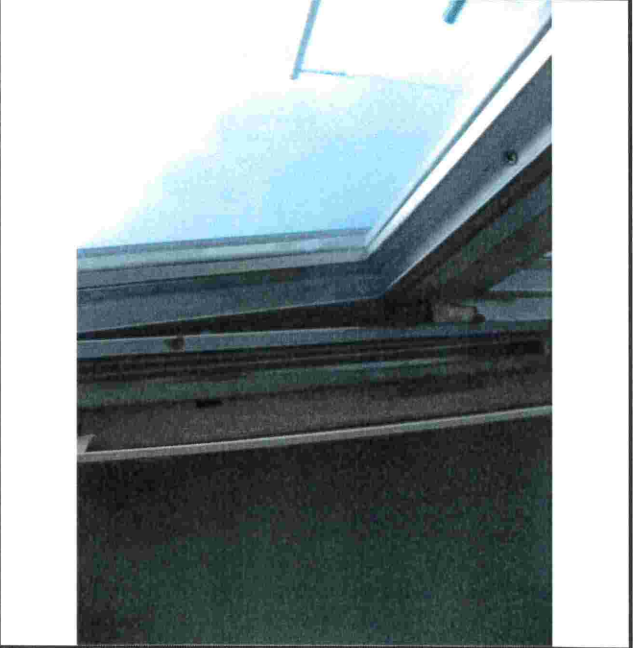
UNIT 3372

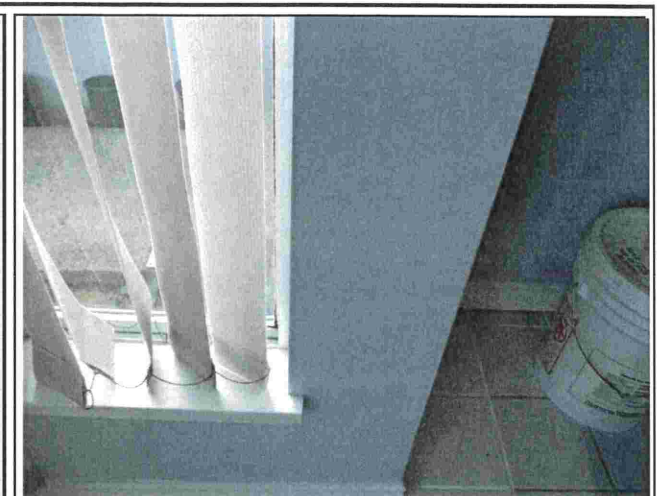


<p>Insulation pulled from the wall is wet. Moisture stains on base boards.</p>	<p>Photo 18</p>	
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<p>Framing and sheathing rotting.</p>	<p>Photo 19</p>	 A close-up photograph showing significant rot and decay in the wooden framing and sheathing of a building. The wood is dark, splintered, and has a yellowish-green mold or mildew growing on it. A red and white striped object is visible in the foreground.
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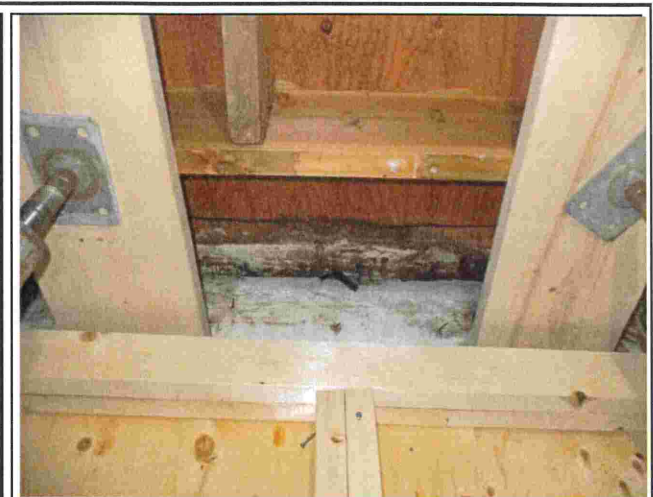


UNIT 3374


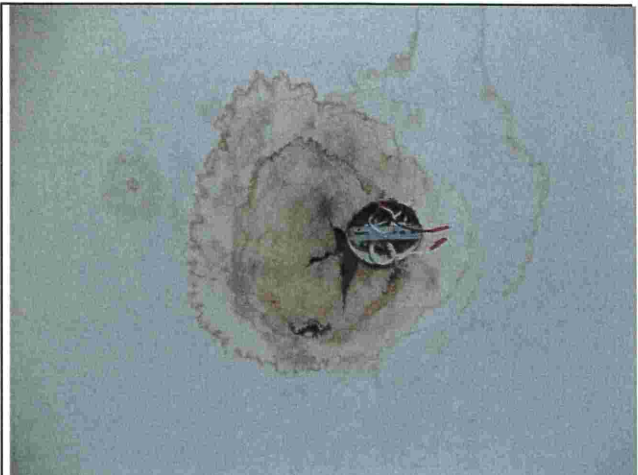

<p>Moisture stains above window valance indicating an active leak.</p>	<p>Photo 20</p>	 A photograph showing a window with a valance. Above the valance, there are dark, irregular moisture stains on the wall, indicating an active leak. The window is partially open, and the view outside is bright.
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<p>Window is leaking and not closing properly.</p>	<p>Photo 21</p>	 A photograph showing a window that is leaking and not closing properly. The window is tilted upwards, and there is a significant amount of water dripping from the top edge. The view outside is bright and overcast.
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<p>Drywall is cracking around window jamb.</p>	<p>Photo 22</p>	
<p>Plywood sheathing is starting to deteriorate.</p>	<p>Photo 23</p>	
<p>Mold on the plywood from previous moisture cycle.</p>	<p>Photo 24</p>	

UNIT 3376

<p>Structural shoring installed to support rotten structure.</p>	<p>Photo 25</p>	 A photograph showing a close-up of structural shoring. Two vertical wooden posts are connected to horizontal wooden beams using metal brackets and bolts. The wood appears aged and somewhat weathered.
<p>Structural shoring installed to support rotten structure.</p>	<p>Photo 26</p>	 A photograph showing a close-up of structural shoring. A horizontal wooden beam is supported by a vertical post. The wood shows signs of decay and discoloration.
<p>Extensive rot in wall/ceiling area.</p>	<p>Photo 27</p>	 A photograph showing a close-up of a wall or ceiling area. The wood is severely rotted and crumbling. A piece of plywood is visible in the foreground, and the background shows dark, decayed wood.

<p>Stained and moldy ceiling.</p>	<p>Photo 28</p>	
<p>Water leaking in through light fixture.</p>	<p>Photo 29</p>	
<p>Exterior wall completely rotten.</p>	<p>Photo 30</p>	

<p>Exterior wall completely rotten.</p>	<p>Photo 31</p>	
<p>Moisture stains at window corner.</p>	<p>Photo 32</p>	

This is Exhibit " R " referred to in the
affidavit of... Brian Van Muk.....
sworn before me at New Westminster
this 1st day of September 2021

.....

A Commissioner for taking Affidavits
for British Columbia



CITY OF
VANCOUVER

✓ REGISTERED AND REGULAR MAIL

October 7, 2019
CF-2019-012780

FORNING CHAN
KEVIN CHAN
3362 VANNESS AVENUE
VANCOUVER BC V5R 5A8

Contact Person:

Mike Cowan
Building Inspector
604-829-9317
mike.cowan@vancouver.ca

✓ OWNERS STRATA PLAN LMS992
C/O SIEGLE PROPERTIES BC LTD
211 - 8680 CAMBIE ROAD
RICHMOND BC V6X 4K1

UNSAFE ORDER

RE: 3362 VANNESS AVENUE (3364 - 3376 VANNESS AVENUE)

A recent inspection carried out by a Building Inspector at the above-cited property revealed that the structural integrity of the building has been compromised, in contravention of Building By-law No. 10908 (the By-law), as follows:

- Substantial structural decay and rot has been discovered on the north elevation.

The above constitutes a potentially unsafe condition and a hazard to public safety.

Article 1.5.3.3 of Division C of the By-law specifically states:

1.5.3.3.1) When any building, construction or excavation or part thereof is in an unsafe condition, the Chief Building Official may issue a written order to the owner, certifying the existence of an unsafe condition and requiring correction of any unsafe condition found on a building site, within a specified time.

Therefore, pursuant to Article 1.5.3.3 of Division C of the By-law, and to avoid further action, **you are ordered to:**

- 1) **Immediately** provide any shoring that is required to keep the building safe; and
- 2) **Within 30 days of the date of this order**, obtain the required Building Permit to correct the unsafe building conditions.

PLEASE NOTE, THE BUILDING MUST BE LEFT IN A SAFE CONDITION.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Mike Cowan, Building Inspector at 604-829-9317 or via email at mike.cowan@vancouver.ca.

Yours truly,



P. Ryan, M. Sc., P. Eng.
Chief Building Official

Copy: Posted at site

RECEIVED ORDER

This is Exhibit "S" referred to in the
affidavit of Brian Yan Muk
sworn before me at New Westminster
this 1st day of September 2021

~~_____~~
A Commissioner for taking Affidavits
for British Columbia



REGISTERED AND REGULAR MAIL

November 18, 2019
CF-2019-012780

Contact Person:

Mike Cowan
Building Inspector
604-829-9317
mike.cowan@vancouver.ca

FORNING CHAN
KEVIN CHAN
3362 VANNESS AVENUE
VANCOUVER BC V5R 5A8

OWNERS STRATA PLAN LMS992
C/O SIEGLE PROPERTIES BC LTD
211 – 8680 CAMBIE ROAD
RICHMOND BC V6X 4K1

UNSAFE ORDER

RE: 3362 VANNESS AVENUE (3364 – 3376 VANNESS AVENUE)

Further to our order dated October 7, 2019, it has been reported by a Building Inspector that a Building Permit has still not been obtained to repair the compromised area of the building as noted below, in contravention of Building By-law No. 12511 (the By-law):

- Substantial structural decay and rot has been discovered on the north elevation.

The above constitutes a potentially unsafe condition and a hazard to public safety.

Articles 1.4.1.22 and 1.5.3.3 of Division C of the By-law specifically state:

1.4.1.22.1) When a building or part thereof is in an unsafe condition, the owner shall forthwith take all necessary action to put the building in a safe condition.

1.5.3.3.1) When any building, construction or excavation or part thereof is in an unsafe condition, the Chief Building Official may issue a written order to the owner, certifying the existence of an unsafe condition and requiring correction of any unsafe condition found on a building site, within a specified time.

Page 1 of 2

Therefore, pursuant to Articles 1.4.1.22 and 1.5.3.3 of Division C of the By-law, and to avoid further action, you are ordered to:

- 1) **Immediately** provide any shoring that is required to keep the building safe under the direction of a Professional Structural Engineer; and
- 2) **Within 14 days of the date of this order**, obtain the required Building Permit to correct the unsafe building conditions.

PLEASE NOTE, THE BUILDING MUST BE LEFT IN A SAFE CONDITION.

For information on applying for a permit and the required documents, visit the City's website at <http://vancouver.ca/home-property-development/apply-for-and-manage-your-permit.aspx>. You may also contact the Development and Building Services Centre by phone at 604-873-7611, or in person on the first floor at 515 West 10th Ave.

A minimum of \$500 or double the building permit fee (up to a maximum of \$20,000) will be charged when work is done without permit. The legal authority for this action is set out in Building Bylaw No. 12511, Division C, Article 1.6.1.2.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Mike Cowan, Building Inspector at 604-829-9317 or via email at mike.cowan@vancouver.ca.

Yours truly,



P. Ryan, M. Sc., P. Eng.
Chief Building Official

Copy: Posted at site

Page 2 of 2

This is Exhibit " T " referred to in the
affidavit of Brian Yan Muk
sworn before me at New Westminster
this 1st day of September 2021


A Commissioner for taking Affidavits
for British Columbia

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

R-02565.012
Joyce Place
Targeted Structural
Assessment

DATE June 25, 2020

REGARDING **Targeted Structural Assessment**

Dear Leo,

As requested by The Owners, Strata Plan LMS992 (The Owners), RDH conducted a visual review of the eight townhouse units located at 3362 to 3376 Vanness Avenue, Vancouver, BC. The townhouse units are part of the complex known as Joyce Place.

Our site review took place on June 17, 2020. RDH was accompanied by two council members, Mr. Brian Yan Muk and Mr. Ferdie Aquino.

Figure 1 is a partial site plan which identifies each of the units for reference.

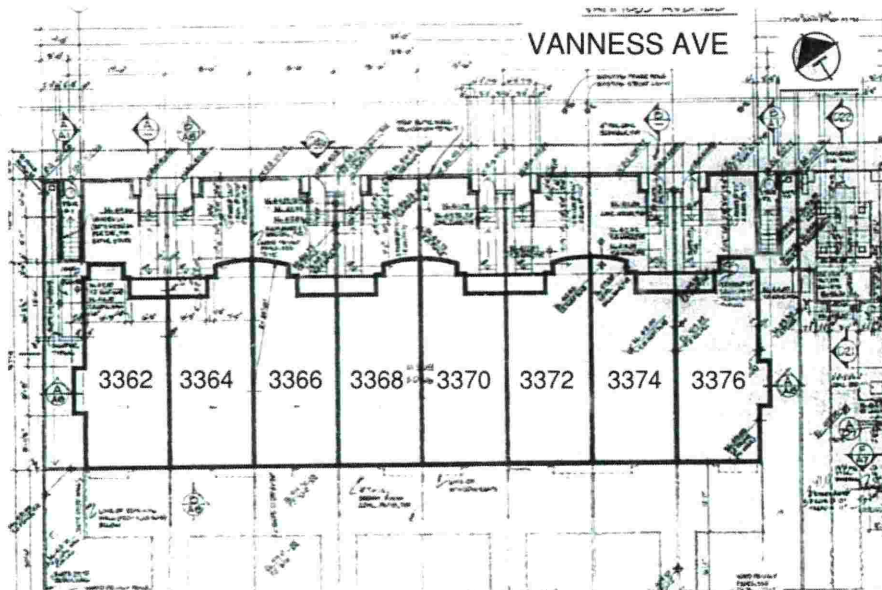


Figure 1 - Site Plan Showing Townhouse Unit Numbers

The primary purpose of the site visit was to review, where possible, the condition of the units' structural elements and evaluate the potential for life-safety issues associated with the existing deterioration of wood-framed structural members. Other objectives were for RDH to gain familiarity with the townhouse units and to develop a conceptual plan to address deficient structural and building enclosure issues.

Areas reviewed included all four exterior elevations and the interiors of Units 3362, 3368, 3370 and 3372. To augment the data obtained from the site review, RDH was provided with the documents that are listed in Table 1. Only relevant portions of applicable documents were reviewed.

TABLE 1 - DOCUMENTS REVIEWED	
Building Envelope Condition Assessment Report	Prepared by MGH Consulting Inc. January 3, 2017
Town Homes – Structural Assessment Report	Prepared by: MGH Consulting Inc. October 31, 2018
Structural Opinion Review - Joyce Place Townhomes	Prepared by: Apex Building Sciences Inc. April 27, 2019
Structural Drawings	Prepared by: C.Y. Loh Associates Ltd. May 17, 1989 Issued for: Pricing – Not for Construction
Architectural Drawings	Prepared by: William Rhone Architects June 22, 1989 Issued for: Not legible

Background Information

Typical Wall Assembly Components

Based on our general review of the architectural drawings and our experience with similar buildings, it appears that a face-sealed stucco clad wall assembly has been incorporated at the townhouses of Joyce Place, and consists of the following components, listed exterior to interior:

- Stucco cladding
- Sheathing paper
- Plywood sheathing
- Wood framing/batt insulation
- Polyethylene vapour barrier
- Interior Gypsum Wall Board (drywall or GWB)

Face-sealed walls are designed to resist exterior moisture only at the outermost surface of the wall system. This type of wall system relies on the continuity of the exterior cladding (stucco) and sealants at joints and penetrations (windows, intersecting walls/roofs, lighting, etc.) to prevent water ingress. Face-sealed wall systems have historically performed poorly with respect to rain penetration control in moderate and high exposure applications in the Lower Mainland of British Columbia.

Enclosed and Unenclosed Balconies

The architectural floor plans refer to two types of balconies (exterior limited common property space not located above living space) – enclosed balconies and unenclosed balconies. Enclosed balconies are located on the first and second floors of each unit. One unenclosed balcony is also located on the second floor of each unit and each unit also contains a third-floor deck (exterior limited common property space located above living space), which is unenclosed.

Figure 2, which was reproduced from the architectural drawings, shows typical townhouse floor plans and indicates the locations of the various balconies and decks. Note that some of the units have been constructed as mirror images of the floor plans indicated in Figure 2. For the remainder of this report, references to enclosed and unenclosed balconies will be as indicated in Figure 2 and unenclosed balconies will simply be referred to as balconies.

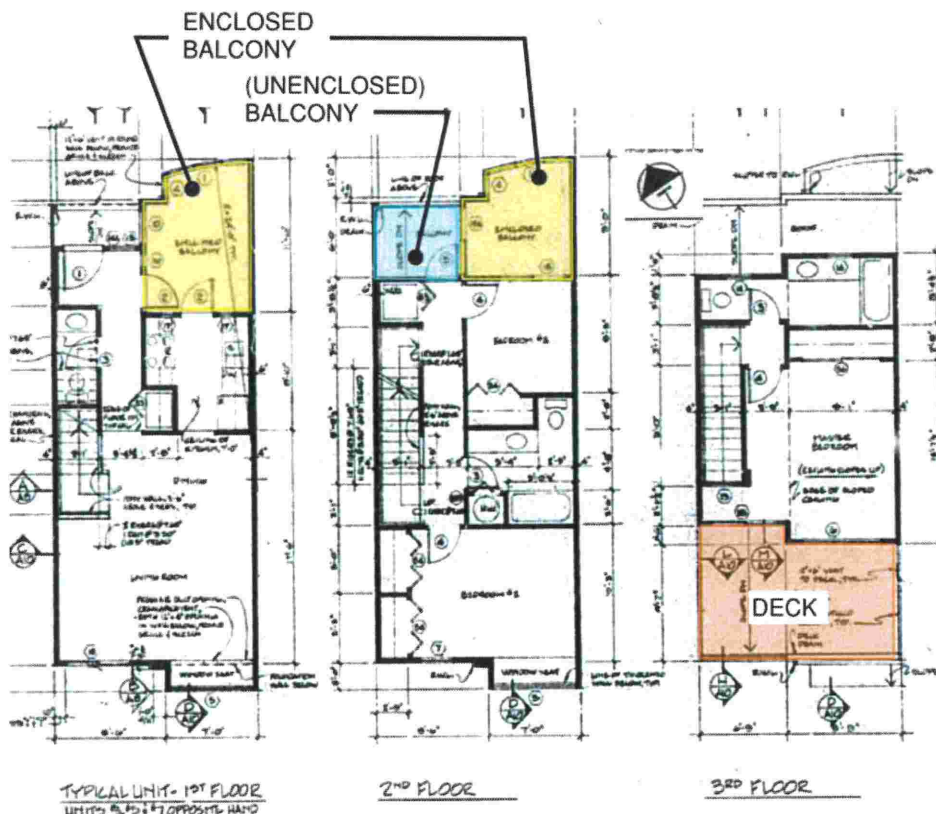


Figure 2 - Typical Townhouse Floor Plans

Site Observations and Comments

Units – 3362 and 3376

In Unit 3362 interior GWB and ceiling finishes had been removed from the first-floor enclosed balcony prior to our site visit. Temporary wood framing was installed to support

the second-floor faming which is above the first-floor enclosed balcony. The installed temporary shoring generally appeared to be adequate for its intended purpose.

We understand that similar conditions are present in the Unit 3376 first-floor enclosed balcony. RDH did not have access to Unit 3376, therefore we cannot comment on the adequacy of the installed temporary shoring.

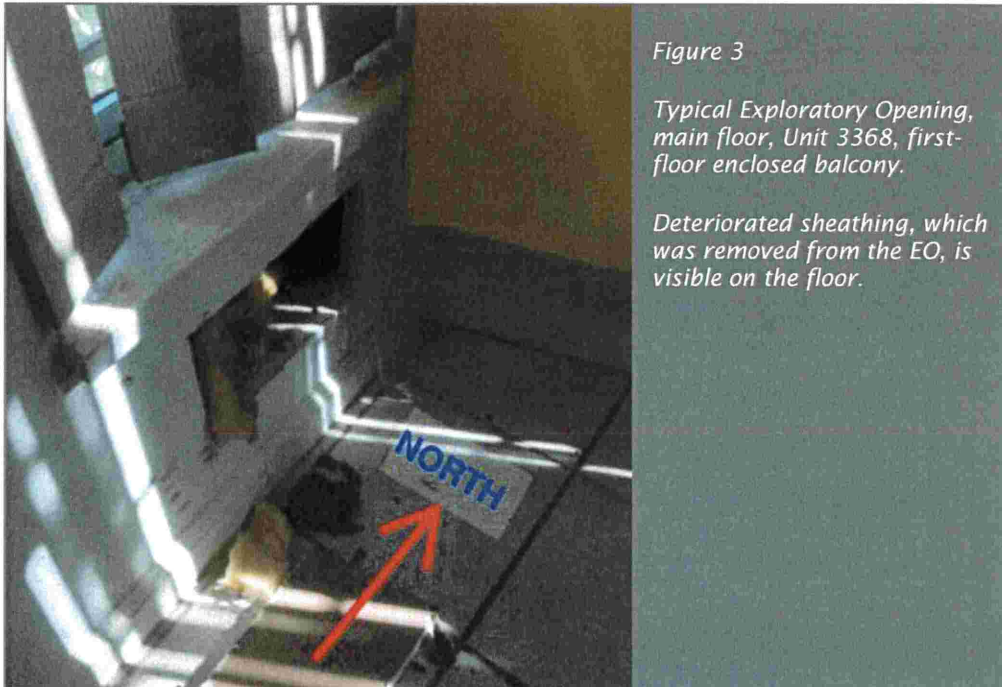
Units - 3364 to 3374

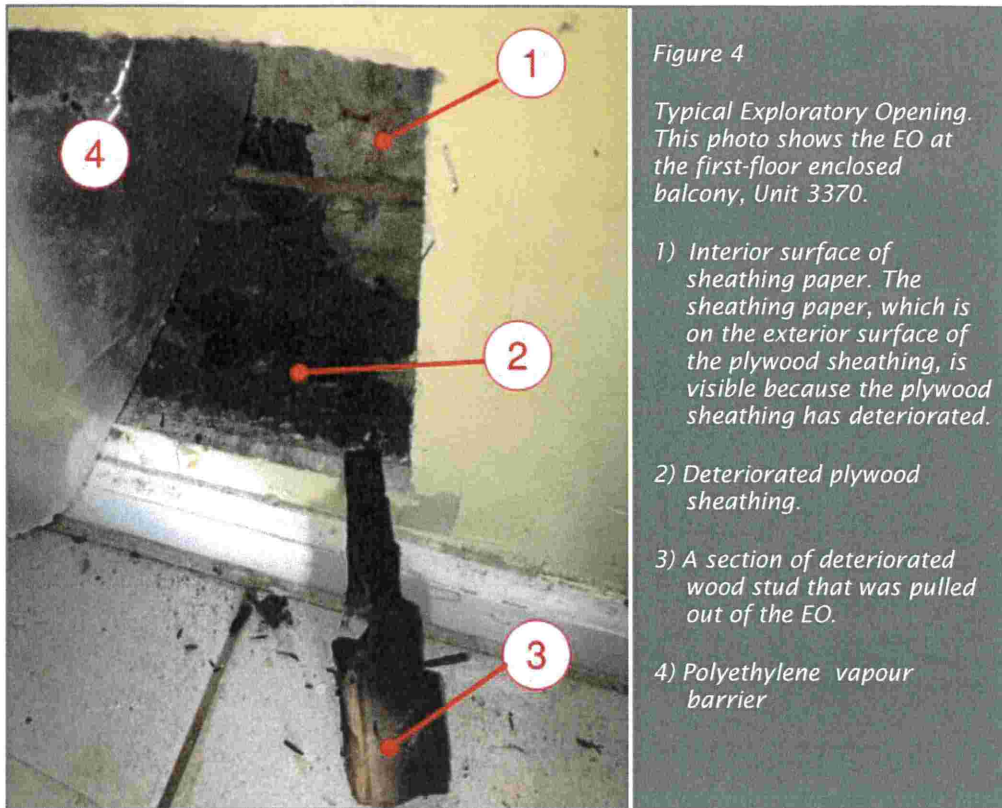
The observations that we recorded from the interior of Units 3368, 3370 and 3372 are similar and are described below. Although we did not enter Units 3364, 3366, or 3374, we expect that conditions at these three units are similar to the three units that were entered.

Prior to RDH's site visit, small areas of GWB had been removed and temporarily reinstalled at the base of the walls that enclose the first-floor enclosed balconies. Similar GWB openings were located at the second-floor enclosed balconies (which are located directly above the first-floor enclosed balconies). The GWB openings are referred to as exploratory openings (EOs). All EOs are on the inside face of north exterior walls.

RDH removed the GWB at selected EOs to review underlying conditions.

Findings were similar at all reviewed EOs: the plywood sheathing was deteriorated such that the interior face of the sheathing paper was visible and the bottoms of visible wood studs and the wood plates that they bear on were also deteriorated. Sheathing and framing deterioration was more advanced at the ground floor than the second floor. Figures 3 and 4 illustrate typical EOs.





Existing windows are aluminum framed assemblies. Interior observations near window assemblies (south and north elevations) included organic growth and soft or deteriorated GWB, which likely suggests that water ingress and/or condensation occurs on a regular basis. Water ingress may be due to a failure of the windows, a failure of the window-to-wall interfaces, or a combination of the two.

Subsequent to the complex's original construction, the second-floor balcony at Unit 3370 has been enclosed. The unit's dryer exhausts directly into the enclosed balcony space, which is a contravention of the Vancouver Building By-Law. The second-floor balconies at Units 3366 and 3372 have also been enclosed. Building permits are required for balcony enclosures and these types of enclosure modifications. It is not known if permits were obtained for the three post-original construction balcony enclosures and this will require further review and likely discussions with the municipality.

At all of the reviewed third-floor deck membranes, discontinuities at membrane seams were observed – refer to Figure 5 for example. The deck membrane at Unit 3370 has been patched, and it was apparent that the sheathing beneath the patch has deteriorated to the point that it can no longer support pedestrian traffic – refer to Figure 6. It is worthy of note that the architectural drawings indicate that each deck assembly includes a polyethylene vapour barrier, which is located on the top (hidden) surface of the GWB that forms the master bedroom ceilings. The vapour barrier may be protecting the ceiling GWB from water damage even if water is accumulating within the deck/ceiling assembly.

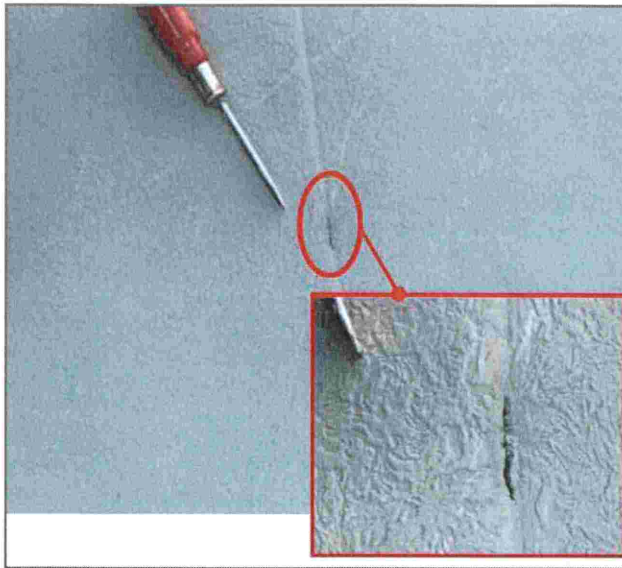


Figure 5

Third-floor deck at Unit 3368 with membrane discontinuity at seam. Similar observations were recorded at other third-floor decks.



Figure 6

Third floor deck membrane patch at Unit 3370. The sheathing beneath the patch had deteriorated to the point that it can no longer support pedestrian traffic.

Access to this deck should be prohibited until permanent repairs have been completed due to potential life safety concerns.

Exterior Observations

North Elevation Walls

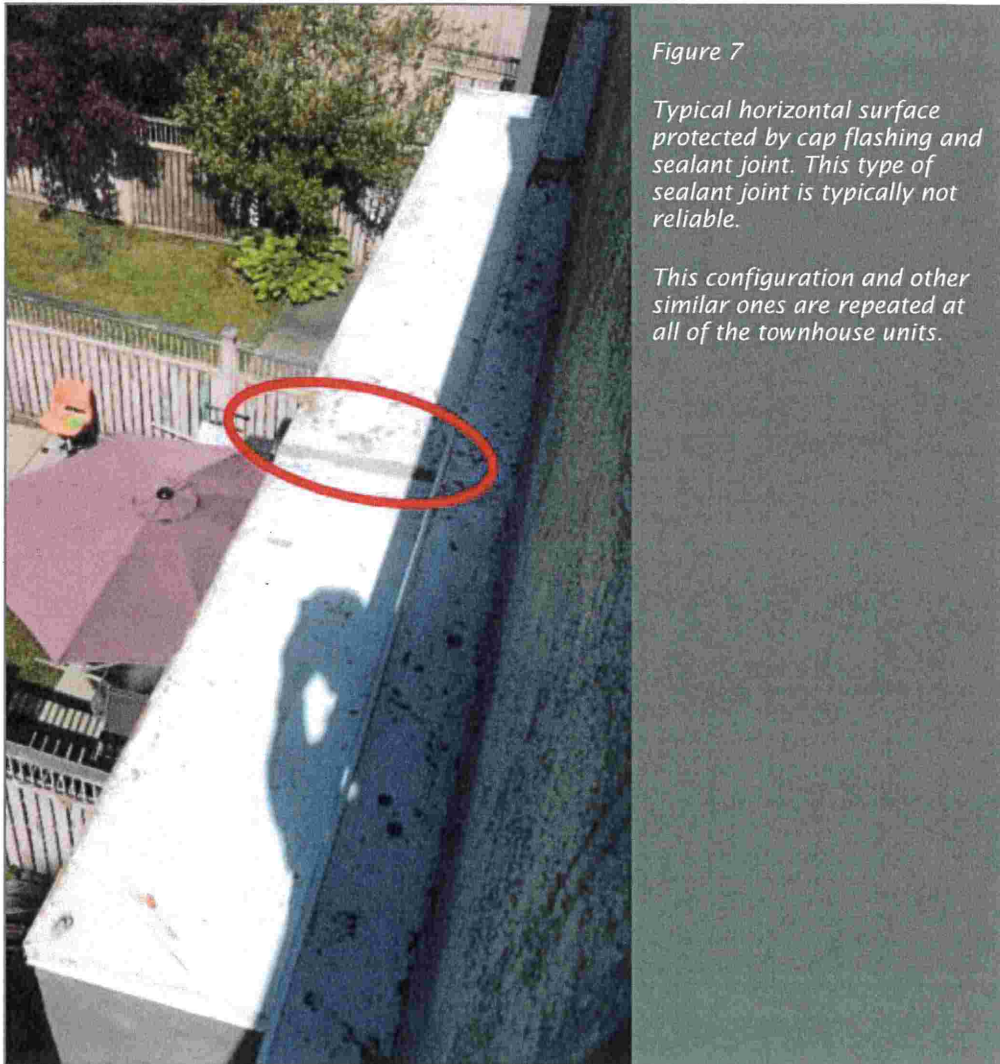
Our interior observations at EOs indicate that the north exterior wall assemblies have failed from a water management point of view, and, for the context of this section of the report, no further comments are warranted.

South Elevation Walls

Similar to the north walls, the south walls are considered a face-sealed assembly. As noted, face sealed assemblies are highly dependant on the continuity of the exterior cladding (stucco) and sealant joints (which are generally located at material interfaces) to remain watertight. At the time of the site visit, reviewed stucco areas appeared to be in reasonable condition. Observed sealant joints also appeared to be in reasonable

condition. It appears that the stucco surfaces have been recently re-coated and sealant joints have been recently renewed, thus we cannot comment on their pre-renewed condition.

We noted numerous horizontal surfaces that are protected by metal cap flashings, which have been spliced. The splices rely on sealant to remain watertight – refer to Figure 7 for example. Our experience indicates that this type of sealant joint is generally not reliable.



Contrary to current best practices, guardrail posts are top mounted to the horizontal deck surfaces, as shown in Figure 8. Current practice is to side-mount guardrail posts because top mounted posts are susceptible to water ingress through the penetrations.

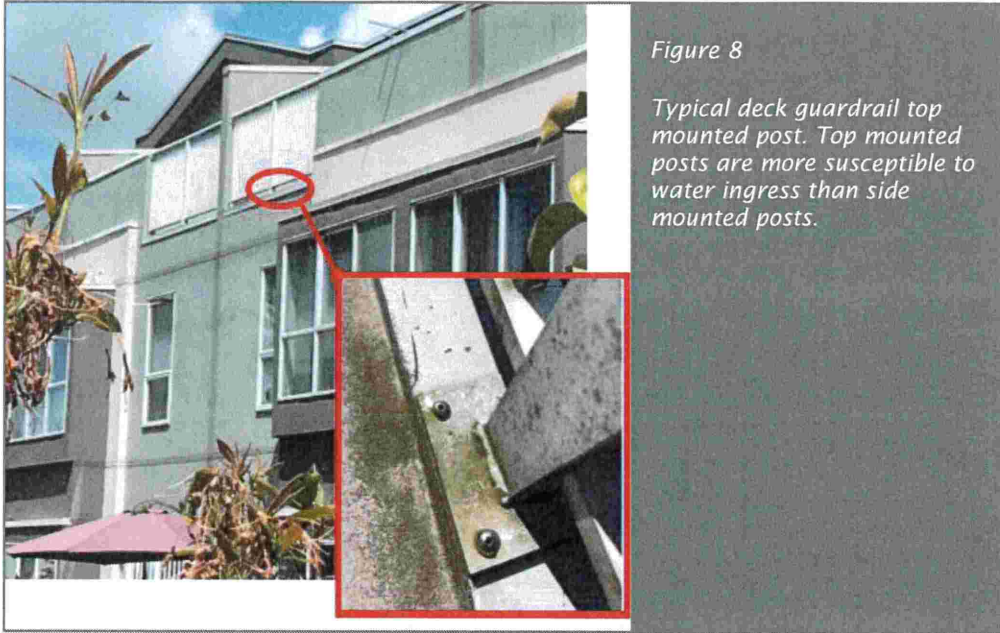


Figure 8

Typical deck guardrail top mounted post. Top mounted posts are more susceptible to water ingress than side mounted posts.

Recommendations

Two categories of recommendations are presented in this section: Recommendations that, in our opinion, require immediate attention due to potential life safety issues (Immediate Recommendations), and; recommendations that, due to their costs, incomplete data, and required planning, will take more time to implement (Additional Recommendations).

Immediate Recommendations

Due to the uncertainty associated with viewing structural framing members through the small EOs, we recommend that the Owners retain a structural engineer and contractor to remove GWB from the first and second floor enclosed balcony walls as required to permit an evaluation of the underlying wood framing. After the condition of the framing has been evaluated, a temporary shoring or repair procedure can be developed. This recommendation pertains to Units 3364 to 3374 (six units).

A structural engineer should be retained to review the existing shoring that has been installed in Unit 3376.

Access to the third-floor deck at Unit 3370 should be prohibited until structural repairs have been completed.

Additional Recommendations

Based on the observations that were obtained from our recent site visit, it is clear that the north wall and the third-floor decks can no longer effectively resist water ingress. To address known moisture related issues, exterior finishes on the north wall will need to be completely removed so that underlying wood framing can be evaluated and replaced as necessary. Reconstruction of the north wall, with a new rainscreen wall assembly, should also include renewal of all existing windows and sliding doors.



rdh.com

All third-floor deck membranes should also be renewed. It is likely that once the existing membranes have been removed, damage to underlying wood framing will become apparent and will need to be addressed.

The south, east and west walls should be assessed for water management and structural issues by the same engineering firm that completes the immediate recommendations to maintain consistency. The assessment should involve a detailed site review of wall assemblies including creation of additional EOs. In addition to assessing the walls, the condition of the various roof assemblies should also be assessed.

After the south, east and west walls and the roofs have been assessed, a comprehensive repair and renewal plan can be developed. Considering the historically poor performance of face sealed wall assemblies, it is likely that the south wall will need to be repaired in a manner which is similar to the north wall repairs. It may be possible to avoid reconstructing the east and west walls due to their lack of openings and reduced exposure.

We understand that the existing roof membranes have been in place since the complex's original construction. Considering their age (approximately 30 years) it is important to have these components reviewed as part of the additional assessment.

Concluding Remarks

The immediate recommendations should be implemented as soon as possible to reduce life-safety risks.

Implementation of the additional recommendations will provide The Owners with the opportunity to change the townhouse building's aesthetics and upgrade the performance of the wall/window assemblies from water management, energy efficiency, sound insulation, and interior comfort points of view.

If requested, RDH would be pleased to assist The Owners with the recommendations that are presented in report and help plan the required upgrades.

I trust this report addresses The Owners' current requirements, however if any questions or comments arise, please do not hesitate to contact the writer.

Yours truly,



Paul Good | P.Eng.
Senior Project Engineer
pgood@rdh.com
T 604-873-1181 x189
RDH Building Science Inc.

Reviewed by
Jason Dunn | B.Arch.Sc.
Principal, Senior Project Manager

cc Brian Yan Muk Strata Plan LMS992

b.yanmuk@gmail.com

This is Exhibit "U" referred to in the
affidavit of Brian Van Muk
sworn before me at New Westminster
this 1st day of September 2021.

~~.....~~
A Commissioner for taking Affidavits
for British Columbia

**Summons to a Person Charged
With An Offence**

Offence Act

Canada: Province of British Columbia

Police File No. Court File No.
2045:37501-1

Primary Enf. Agency:
D.O.B.:

Service: **Regular Mail**

Ban - none

To: **THE OWNER'S, STRATA PLAN LMS992**

**C/O Siegle Properties B.C. Ltd.
211 - 8680 Cambie Road
Richmond, BC, Canada V6X 4K1**

Whereas you have this day been charged before me with the following offence(s):

Count 1, between December 3, 2019 and April 1, 2020, at or near Vancouver BC, did commit an offence of fail to comply with time prescribed with an order, contrary to section 3.2.1.1(1)(e) Vancouver Building Bylaw 12511 Div. C Part 3.

You are commanded, in Her Majesty's name, to appear before the presiding Provincial Court Judge on **September 29, 2020 at 10:00 am Local Time at Robson Square Provincial Court, 800 Hornby Street, Vancouver, BC V6Z 2C5** or before any Justice in and for the said Province who is there, to answer to the charge and to be dealt with according to law.

Dated **August 20, 2020** **COURTROOM 204**
at **Vancouver**
British Columbia

N. Toichubekova 2020.08.21 11:00:35
-07'00'

A Justice of the Peace, in and for the Province of British Columbia

NOTE:
Failure to appear on this date may result in the Court proceeding in your absence (ex-parte) to hear and determine the matter and impose penalty if guilt is determined, or the Court may issue a warrant for your arrest.

THE OWNER'S, STRATA PLAN LMS992

(OA) Summons (adult)

This is Exhibit " V " referred to in the
affidavit of Brion Yan Muk
sworn before me at New Westminster
this 1st day of September 2021

~~_____~~
A Commissioner for taking Affidavits
for British Columbia

Conviction - Imposition of Fine

Offence Act - Form 19
Canada: Province of British Columbia

Police File No.

Court File No.
2045:37501-1

Ban - none

Primary Enf. Agency:

Vehicle Plate:

DL Expiry:

D.O.B.:

DL#:

On December 1, 2020 THE OWNER'S, STRATA PLAN LMS992 called the "defendant"
C/O Siegle Properties B.C. Ltd. 211 - 8680 Cambie Road, Richmond, BC, Canada V6X 4K1 Telephone:

plead guilty under the *Offence Act* and was convicted of having committed the following offence(s) and on December 1, 2020, the court ordered the defendant to pay the following fine(s) to be paid according to the due date and payment schedule:
And under the *Victims of Crime Act* of British Columbia, where the court imposed the fine(s), the defendant is obliged to pay a victim surcharge levy according to the due date and payment schedule set for the fine:

Count 1, between December 3, 2019 and April 1, 2020, at or near Vancouver BC, did commit an offence of fail to comply with time prescribed with an order, contrary to section 3.2.1.1(1)(e) Vancouver Building Bylaw 12511 Div. C Part 3.
SENTENCE: Order Made; Fine: \$5,000.00 Due Date: December 31, 2020;

See a total of 1 Charge

For a total of \$5,000.00

Dated December 2, 2020
at Vancouver
British Columbia

I. Przybyla Date: 2020.12.02
10:07:25 -08'00'

A Clerk of the Court on behalf of Judicial Justice D G Schwartz of the Provincial Court, in and for the Province of British Columbia

Conviction - Fine (OA)

Victim surcharge levy

A victim surcharge levy helps offset the cost of service delivery and funds community-base programs that provide services under the *Victims of Crime Act*. The levy is applicable to all provincial offences where a fine is imposed by the court or by a violation ticket.

If the court imposed the ticketed amount on a violation ticket, the fine plus the levy is shown as one fine amount. If the court imposed a fine on a non-ticket matter, or changed the fine amount on a violation ticket, the victim surcharge levy is calculated and shown separately.

Payment instructions:

PAYMENT MAY BE MADE by cash, cheque or money order payable to Minister of Finance and Corporate Relations. Payment may be paid in person at any court location or mailed to:

You must submit this notice when making a payment or applying for an extension of time to pay.

Court location address
Robson Square Provincial Court
800 Hornby Street
Vancouver, BC V6Z 2C5

This fine MUST BE PAID by the DUE DATE unless, before the due date, you or someone on your behalf has successfully applied to change the terms of this order, including extending the time to pay.

Note: Failure to comply with this order may result in civil proceedings against you. An unpaid motor vehicle related fine(s) may be registered against your driver's licence or vehicle licence, which will then not be renewed until the amount(s) imposed is paid.

This is Exhibit "W" referred to in the affidavit of Brian Van Muk sworn before me at New Westminster this 1st day of September 2021

~~.....~~
A Commissioner for taking Affidavits
for British Columbia



To The Owners, Strata Plan LMS992
c/o Leo Chan, Property Manager
Dwell Property Management
#170 - 4311 Viking Way
Richmond BC V6V 2K9

Submitted April 30, 2021 by
RDH Building Science Inc.
4333 Still Creek Drive #400
Burnaby BC V5C 6S6

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Appendices

Appendix A Exploratory Openings

Appendix B Colours

1 Introduction

1.1 Terms of Reference

RDH Building Science Inc. (RDH) was retained by Strata Plan LMS992 (Owners) to complete design services in connection with the proposed rehabilitation of the building known as Joyce Place Townhouses, located at 3362 to 3376 Vanness Avenue, Vancouver, BC.

This report has been undertaken for the Owners and is not to be relied on by others.

1.2 Scope of Services

The scope of services for this review were defined in our proposal, dated July 13, 2020, and are as follows:

- 1) Undertake additional investigative work to better confirm the original construction arrangements, conditions, and feasibility of possible options and details. This work will include further on-site investigation as appropriate to confirm and augment the earlier findings and gather additional information that may be required for the design development of project. We anticipate that this further investigation work will include the following:
 - a) A review of existing roof assemblies and balcony assemblies.
 - b) Additional exploratory openings with emphasis on the south, east, and west walls.
- 2) Develop conceptual design alternatives based on the results of previous investigative work and our additional investigative work. We will use a 3D model of the townhouse building to help illustrate design alternatives.
- 3) Work with the Strata Council and/or building committee to more precisely determine the extent of work required at the building enclosure assemblies, identify possible areas to be retained, and identify logical break lines between these areas.
- 4) Field check some of the building dimensions to obtain a more accurate estimate of the wall and window areas and to evaluate the accuracy of existing architectural drawings.
- 5) Receive input from our project and construction managers regarding constructability and cost effectiveness of the proposed conceptual design. We have full-time, in-house construction cost estimators and project managers to facilitate this process.
- 6) Review different construction implementation approaches. The work could be tendered to general contractors or directly to trade contractors. There are advantages and disadvantages to each approach, which we will discuss in detail.
- 7) Prepare and refine preliminary construction and project budgets for conceptual design alternatives.
- 8) Prepare a presentation that summarizes the design alternatives and construction cost estimates. The presentation will include supportive sketches and images of the 3D model, where appropriate.

- 9) Provide a design brief that will document design options and associated costs; provide details of construction implementation options; and provide details of construction and project costs along with a proposal for next steps.
- 10) Assist Strata Council in presenting the design alternatives and cost estimates at a meeting with the Owners.
- 11) Assist the Owners in making decisions with respect to various design alternatives.

1.3 Organization of Report

This report is organized into six sections:

- 1) Introduction – Information relevant to the initiation, scope, and structure of this report.
- 2) Background – A description of the building and history relevant to our previous involvement with the building to date. Additionally, Section 2 also documents the findings of our additional investigations and the associated implications on the rehabilitation program for the townhouse building.
- 3) Rehabilitation Program – A discussion of the design options and alternatives with respect to implementing the proposed rehabilitation program. This section also includes images of conceptual design alternatives based on the 3D model developed for the townhouse building. Building renderings are also included.
- 4) Project Implementation – A discussion of options for implementing the proposed rehabilitation program.
- 5) Preliminary Cost Estimates – A discussion of the preliminary cost estimates to complete the proposed rehabilitation program, and factors that may impact the costs.
- 6) Next Steps and Closure – A discussion of the next steps required to proceed with implementing the proposed rehabilitation program.

1.4 Purpose of Report

The purpose of this report is to develop and document a design strategy for the proposed building enclosure rehabilitation program. Current information regarding the condition of the building enclosure is summarized, and each of the components of the building enclosure is discussed and options for rehabilitation are reviewed.

1.5 Assumptions and Limitations

The drawings provided contained floor plans, building elevations, building sections, and wall sections. The original building drawings were used as the basis of the evaluation of design alternatives discussed in this report.

2 Background

2.1 Description of Building

Joyce Place is comprised of a 12-storey tower and adjacent three-storey, wood-framed townhouses, with a total of 62 residential strata lots. The eight townhouse units consist of a single building, which has been constructed separately from the tower. The tower and townhouses were constructed above a common, single-level, below-grade parking structure.

This report for design services focuses on the townhouse units only.

2.2 Previous Reports

RDH is familiar with Joyce Place, having recently completed a targeted review of existing deteriorated structural components within the townhouse units and a preliminary review of the townhouses' building enclosure assemblies. Findings and recommendations from the initial review are described in our report dated June 25, 2020 (the Previous Report). Immediate Recommendations and Additional Recommendations were presented in the Previous Report.

A re-cap of our Additional Recommendations is presented below for reference:

Targeted Structural Assessment Report

Based on the observations that were obtained from our recent site visit, it is clear that the north wall and the third-floor decks can no longer effectively resist water ingress. To address known moisture related issues, exterior finishes on the north wall will need to be completely removed so that underlying wood framing can be evaluated and replaced as necessary. Reconstruction of the north wall, with a new rainscreen wall assembly, should also include renewal of all existing windows and sliding doors.

All third-floor deck membranes should also be renewed. It is likely that once the existing membranes have been removed, damage to underlying wood framing will become apparent and will need to be addressed.

The south, east and west walls should be assessed for water management and structural issues by the same engineering firm that completes the immediate recommendations to maintain consistency. The assessment should involve a detailed site review of wall assemblies including creation of additional EOs. In addition to assessing the walls, the condition of the various roof assemblies should also be assessed.

After the south, east and west walls and the roofs have been assessed, a comprehensive repair and renewal plan can be developed. Considering the historically poor performance of face-sealed wall assemblies, it is likely that the south wall will need to be repaired in a manner which is similar to the north wall repairs. It may be possible to avoid reconstructing the east and west walls due to their lack of openings and reduced exposure.

We understand that the existing roof membranes have been in place since the complex's original construction. Considering their age (approximately 30 years) it is important to have these components reviewed as part of the additional assessment.

2.3 Additional Investigation

In order to obtain additional information and to confirm the viability of repair strategies, RDH conducted an additional investigation. The additional investigation consisted of visual review at the exterior of the building, exploratory openings at the east, south, and west elevations, and confirmation of typical building assemblies against the original drawings provided for the complex. The additional investigation was carried out on March 16, 2021 by RDH.

Exploratory openings were made to confirm the underlying condition of concealed framing components at the townhouse building. Deterioration of the underlying components was noted at the east, south, and west elevations. RDH made 15 exploratory openings at exterior walls as part of the additional investigation. Evidence of moisture and/or water ingress was noted at all 15 openings. Additionally, severe deterioration of the wood sheathing and/or underlying framing was noted at 14 of the 15 exploratory openings. Photographs of the exploratory openings are included in Appendix A.

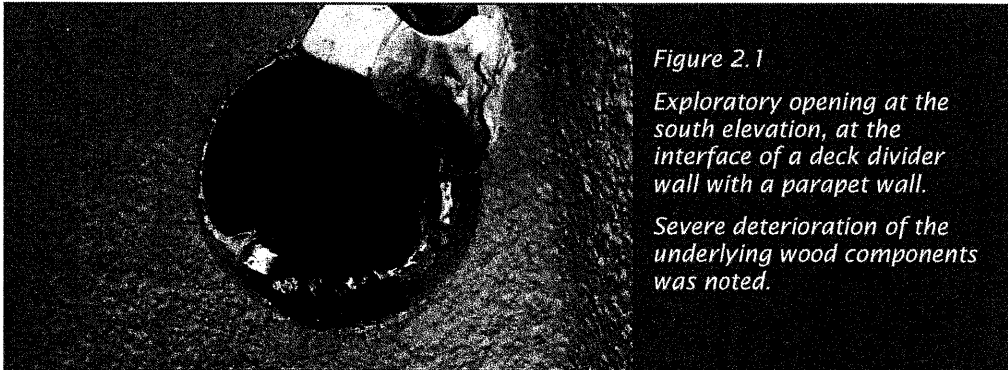


Figure 2.1

Exploratory opening at the south elevation, at the interface of a deck divider wall with a parapet wall.

Severe deterioration of the underlying wood components was noted.

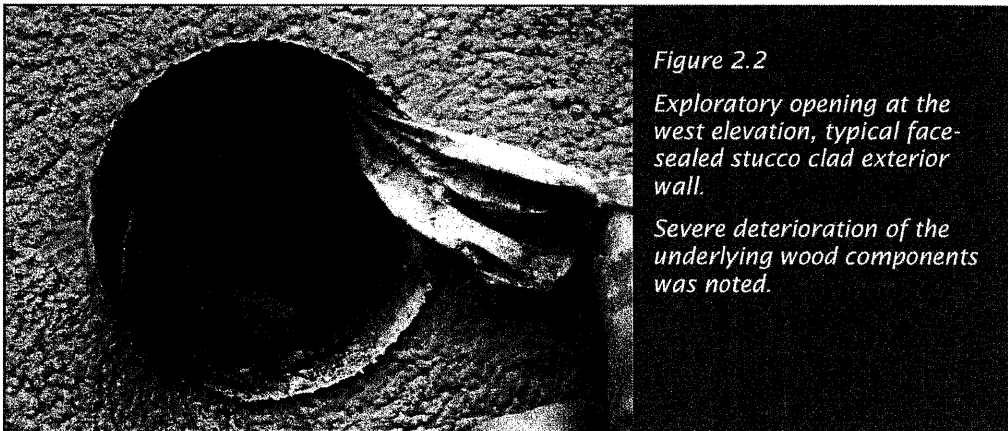


Figure 2.2

Exploratory opening at the west elevation, typical face-sealed stucco clad exterior wall.

Severe deterioration of the underlying wood components was noted.

3 Rehabilitation Program

The building enclosure problems experienced at the Joyce Place townhouses are primarily related to moisture ingress due to rain. The building enclosure rehabilitation program is intended to repair existing damage resulting from moisture ingress, and to minimize the risk of future moisture ingress related problems. Construction carried out during the rehabilitation process will differ from the original construction in two fundamental ways:

- The use of rainscreen technology for the new wall and window assemblies.
- Significantly improved details at interfaces between assemblies (at window to wall interfaces, for example) and at penetrations through the wall assemblies.

Rehabilitating the exterior enclosure of a building results in a number of unavoidable changes in appearance and provides opportunities for additional optional design changes. Changes can be characterized as follows:

- Changes resulting from the application of new rainscreen wall assemblies. For example, new rainscreen walls will have cross-cavity flashings at each floor level.
- Other optional changes, such as cladding material changes and colour changes. Cladding material and colour changes would be subject to approval at the City of Vancouver.

Major changes to the existing design will have to be reviewed by the Municipal Planning Department. The Municipal Planning Department typically exercises a high degree of control over the original design of prominent buildings and may expect to have a similar level of input in the case of building enclosure rehabilitation projects.

3.1 Design Considerations

This section provides a detailed review of the nature and scope of the proposed rehabilitation program. It is divided into sub-sections based on the principal building enclosure assemblies and elements:

- Exterior Walls
- Windows and Doors
- Balconies, Enclosed Balconies, and Decks
- Roofs
- At- and Below-Grade Assemblies

As noted in Section 2 of this report, a comprehensive rehabilitation of the exterior walls (including windows and sliding glass doors), balconies, and third floor decks/flat roofs is recommended.

Preliminary cost estimates relating to the design considerations presented below are provided in Section 5 of this report.

3.1.1 Design Considerations: Exterior Walls

Based on the findings from the previously issued targeted structural assessment report, and the additional investigation, a comprehensive rehabilitation of the fully exposed exterior walls (including replacement of windows and sliding glass doors), balconies, and

third floor decks/flat roofs is recommended. Walls classed as protected walls that are located underneath a large overhang, such as the wall areas adjacent to the townhouse entry doors, may potentially be omitted from the rehabilitation.

The primary wall assembly at the Joyce Place townhouses is a stucco clad wall assembly. The stucco clad walls currently installed at the Joyce Place townhouses are classed as a face-sealed assembly.

Face-seal wall assemblies are intended to deal with exterior moisture in the form of rain by sealing the exterior of the wall and preventing any water from penetrating past the outer seal. The intention is to stop water at the outer face of the cladding. If water does penetrate past the cladding, it cannot readily drain out of the wall. Water trapped in the assembly can damage moisture-sensitive materials, such as the wood framing; it is therefore essential to ensure that water does not penetrate the outer cladding.



Figure 3.1

Typical exterior walls at Joyce Place townhouses are classed as face-sealed assemblies.

This water management strategy can work in certain conditions where the wall is in a protected location and receives little exposure to wetting. However, in most situations, face-sealed walls do not perform well in our climate. This is primarily because it is extremely difficult to effectively seal the exterior cladding and ensure that no water will enter.

Traditional rainscreen clad wall assemblies (Figure 3.2) incorporates a cavity behind the cladding with pressure-treated wood strapping. If water does penetrate the cladding and reaches the cavity, it cannot move further into the wall assembly. Instead, water will drain down the cavity on the inside face of the cladding or on the sheathing paper at the other side of the cavity and will be deflected out of the wall assembly at a cross-cavity flashing. With a rainscreen wall, it is not essential that the outer cladding be completely sealed; some imperfection is acceptable. The cavity between the cladding and the sheathing paper is vented so it will also facilitate drying of the wall assembly.

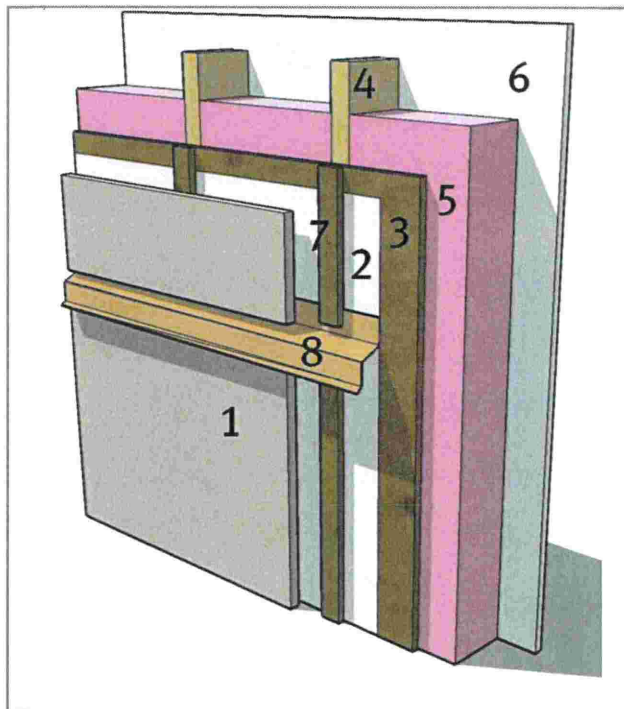


Figure 3.2

1. Exterior cladding
2. Sheathing paper
- 3-6. Substrate (moisture-sensitive materials)
7. Strapping to form cavity
8. Cross-cavity flashing

Recent changes to building codes and the Vancouver Building By-law necessitate higher thermal resistance values for building assemblies. In response to more stringent energy performance requirements, a more recent version of the strapped cavity rainscreen wall is an exterior insulated rainscreen wall. An exterior insulated assembly is a more energy-efficient design that increases the width of the cavity and adds continuous exterior insulation behind the new cladding, while maintaining the drainage space (Figure 3.3).

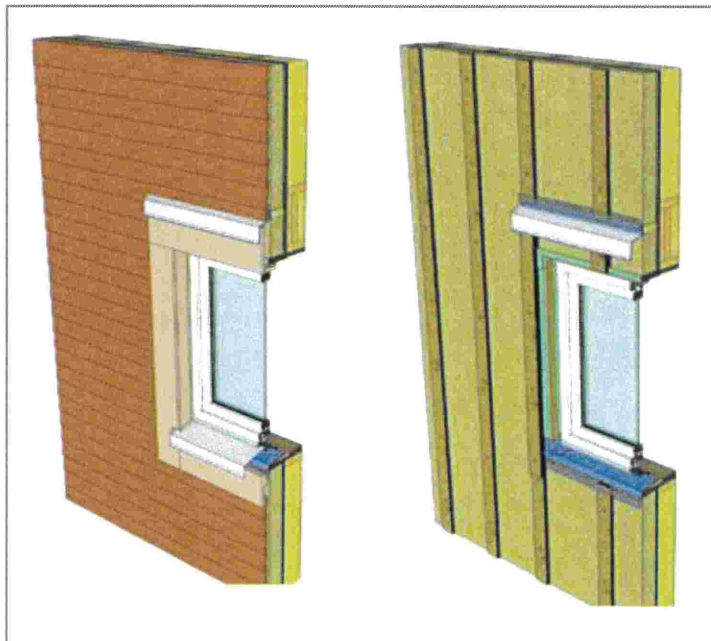


Figure 3.3

Exterior insulated rainscreen wall assembly. Image on right with cladding removed showing mineral wool insulation and vertical plywood strapping for cladding attachment.

An exterior insulated wall assembly is beneficial for several reasons, including:

- It is considerably more energy efficient than a strapped cavity assembly.

- Exterior insulated walls have become the current standard for new residential buildings, in part as a result of code requirements for energy efficiency.
- The additional cost of an exterior insulated assembly compared to a strapped cavity wall is not significant in the overall project context (less than approximately 5% of total project cost).

Based on the current municipal framework at the City of Vancouver, an exterior insulated rainscreen wall assembly is required as part of the rehabilitation program in order to satisfy the energy performance requirements of the building permit submission to the Municipality.

Based on the ratio of exterior wall area to windows at the Joyce Place townhouses, it is anticipated that a minimum of 3" of exterior insulation will be required at the exterior walls as part of the rehabilitation program. The existing batt insulation within the stud-framed walls would be retained.

3.1.2 Design Considerations: Windows and Doors

Replacement of all windows and sliding glass doors at the wall areas included in the building enclosure rehabilitation is recommended.

The existing typical windows and doors at the Joyce Place townhouses are aluminum framed. Windows and sliding doors with aluminum frames are of high conductance and are thermally inefficient. Given the age of the windows and doors at Joyce Place, they are likely not thermally broken. Non-thermally broken window frames are very conductive, resulting in high levels of heat loss or heat gains through the assembly. Consequently, this increases the demand on the building space heating systems in the heating seasons and space cooling systems in the cooling seasons. Replacement units will therefore have low conductance frame material such as vinyl or fibreglass.

The most common window frame material for windows in low-rise, combustible construction (wood framed), residential buildings is vinyl (Figure 3.4). Fibreglass-framed windows are also a low-conductance window frame that can also be considered as part of the rehabilitation.

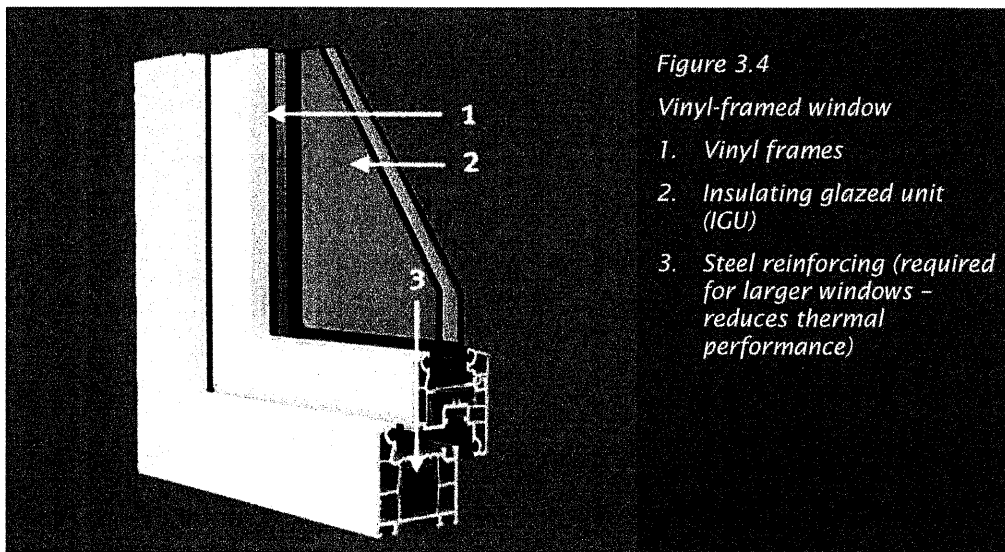
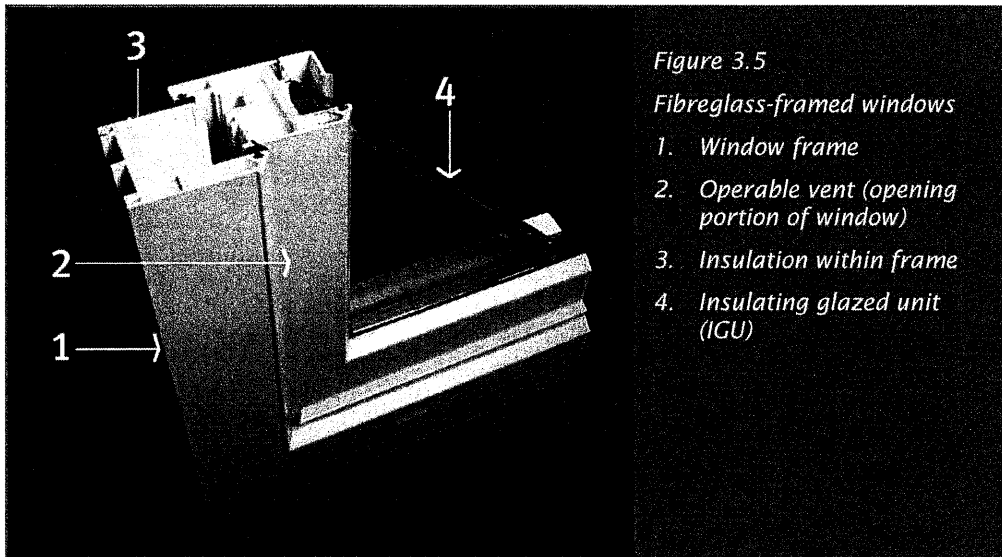


Figure 3.4

Vinyl-framed window

1. Vinyl frames
2. Insulating glazed unit (IGU)
3. Steel reinforcing (required for larger windows – reduces thermal performance)



The glass components, referred to as insulating glazed units (IGUs), are typically double-glazed, although more energy-efficient, triple-glazed units are also becoming more common.

It is important to note that frame colour choices in vinyl-framed windows are limited, essentially white or beige. In comparison, fibreglass-framed windows have a wider range of colours available. Additionally, fibreglass-framed windows can also have different colours on the exterior and interior portions of the frame.

Both vinyl-framed windows and fibreglass-framed windows will provide a satisfactory level of performance for the proposed rehabilitation. However, fibreglass is generally regarded as a more rigid and dimensionally stable material when compared to vinyl. Additionally, fibreglass-framed windows will provide improved thermal resistance and overall improved energy performance when compared to vinyl-framed windows.

Fibreglass-framed windows and doors are typically more expensive than vinyl-framed units. Given the size of the proposed rehabilitation at the Joyce Place townhouses, it is likely that fibreglass-framed windows will be a more costly option when compared to vinyl-framed windows.

Based on the ratio of exterior wall area to window area at the Joyce Place townhouses, double-glazed IGUs with a low-conductance frame will likely be satisfactory to meet the prescriptive energy performance requirements of the City of Vancouver. The cost estimates presented in Section 5 of this report assume the use of a double-glazed, vinyl-framed window assembly.

3.1.3 Design Considerations: Balconies, Enclosed Balconies, and Decks

Balconies and decks may initially appear to be similar, but for reasons of function and performance, are different:

- 'Balcony' refers to a horizontal surface exposed to the outdoors and intended for pedestrian use but projecting from the building so that it is not located over a living space.

→ 'Deck' refers to a horizontal surface exposed to the outdoors, located over a living space, and intended for pedestrian use in addition to performing the function of a roof.

Based on the terminology above, there are both balconies and decks at the Joyce Place townhouses. Additionally, there are also enclosed balconies at the Joyce Place townhouses.

Balconies

Based on the findings from the earlier RDH targeted structural investigation, there are areas of deterioration at/or adjacent to wood-framed balconies at the north elevation of the Joyce Place townhouses.



Figure 3.6

Balconies at the north elevation of the Joyce Place townhouses are marked with arrows.

The balconies are currently protected with a vinyl membrane. In order to access the underlying wood components, removal of the membrane and the balcony sheathing will be required to implement structural repairs. Following the implementation of structural repairs and installation of new plywood balcony sheathing, new vinyl membranes should be installed.

Vinyl membrane can expand and contract in conjunction with the underlying wood sheathing making it suitable for application on a wood substrate (Figure 3.7) in a protected application. Vinyl membranes are formed by thermally fusing individual sheets together to form a continuous membrane with seams.



*Figure 3.7
Example of a vinyl membrane
on a wood substrate.
Note: This photo is not from
Joyce Place.*

Additionally, the existing balconies have a combination of stucco clad guard walls and aluminum-framed guardrails at the edges. This condition could be reproduced when balconies are rehabilitated (Figure 3.8). However, an alternative approach of omitting the guard walls and replacing them and the existing guardrails with new face-mounted guardrails should be considered (Figure 3.9).



*Figure 3.8
The existing
condition with a
combination of
guardrails and
stucco clad guard
walls could be
reproduced during
rehabilitation;
however, there are
benefits to other
approaches.*



*Figure 3.9
An approach of
omitting the guard
walls and
replacing them
with new face-
mounted
guardrails should
be considered.*

There are a number of advantages to using full height face-mounted aluminum guardrails:

- As part of the rehabilitation process, guard walls will have to be rebuilt. Water ingress has occurred at these locations and has resulted in damage to underlying sheathing and wood framing. The repair process is expensive as is the application of new rainscreen stucco cladding and new flashings.
- Structural upgrading of balconies may require the full removal and rebuilding of the guard walls adding an additional expense.
- Use of new aluminum-framed guardrails is more cost effective and will result in an additional 6" to 8" of balcony space at the edge.
- Visually, new guardrails could enhance the appearance of the building, particularly on the north elevation, by reducing the extent of stucco cladding.

New aluminum-framed guardrails will be face mounted to the edge of the balconies to avoid the need to attach through the waterproof membrane. The guardrails could be picket type to match the existing style or could have glass panels. Glass panels could be clear or opaque to give more privacy, or a combination of clear and opaque (Figure 3.10 and Figure 3.11).



Figure 3.10
Aluminum-framed guardrail
with opaque glass.



Figure 3.11
Aluminum-framed guardrail
with clear and opaque glass
panels.

Additionally, in a scheme with a mix of clear and opaque glass panels, the bottom edge termination of the opaque panel can be extended to the underside of the balcony edge. This will visually conceal the guardrail mounting brackets and could enhance the appearance of the building (Figure 3.12).



*Figure 3.12
A guardrail scheme with a mix of clear and opaque glass panels that extend to the underside of the balcony edge could enhance the appearance of the building.*

Given the level of deterioration previously observed at balconies and the wall areas adjacent to balconies, rehabilitation of the balcony assemblies is required.

Enclosed Balconies

According to the original architectural drawings, the typical and end units have enclosed balconies at the first and second floors. Additionally, three of the eight townhouse units have installed glazing at the exterior edge of their second floor balcony (adjacent to the guard wall and guard rail), effectively forming a retrofit enclosed balcony.

Enclosed balconies are common in many residential buildings in the City of Vancouver and are regulated by by-laws and guidelines. The original intent was to improve on conventional balcony design by providing outdoor space that could be used year-round regardless of weather conditions. Essentially the enclosed balcony would be the same as a conventional balcony, but with the open portions glazed providing a more tempered environment protected from rain. The space was not intended to be heated, and for this reason, the walls between the enclosed balcony and the remainder of the unit were to be treated as conventional exterior walls and insulated. An exterior door was intended to be provided between the enclosed balcony and the unit.

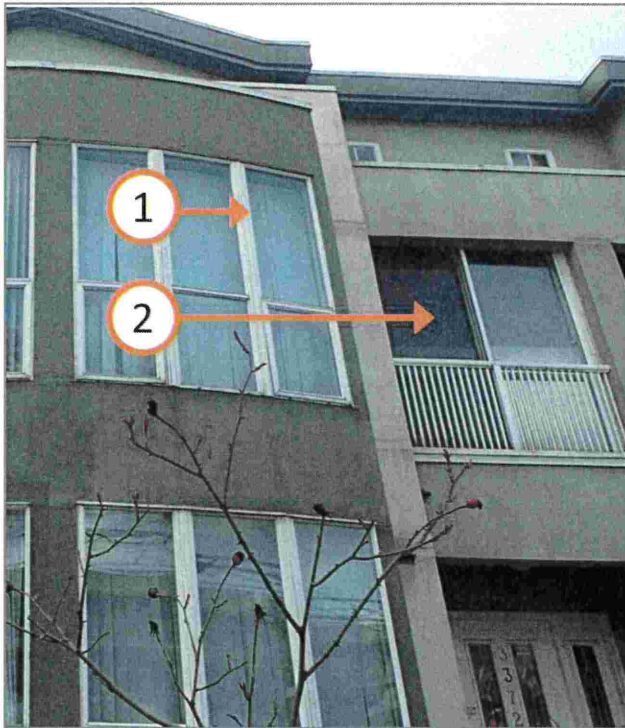


Figure 3.13
Examples of enclosed balconies at the north elevation of Joyce Place townhouses.

1. Enclosed balcony per original architectural drawings
2. Retrofit enclosed balcony

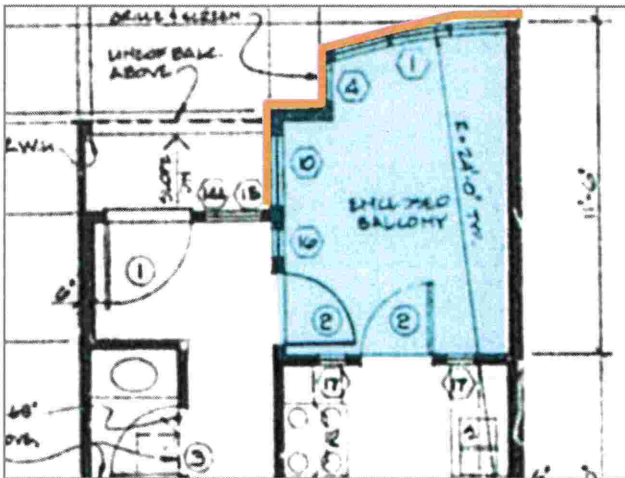


Figure 3.14
Snapshot of ground floor plan of typical townhouse unit reproduced from sheet A9 of the original architectural drawings. Extent of "enclosed balcony" is shaded blue.

Windows and doors included in the scope of the rehabilitation program are shaded with an orange line.

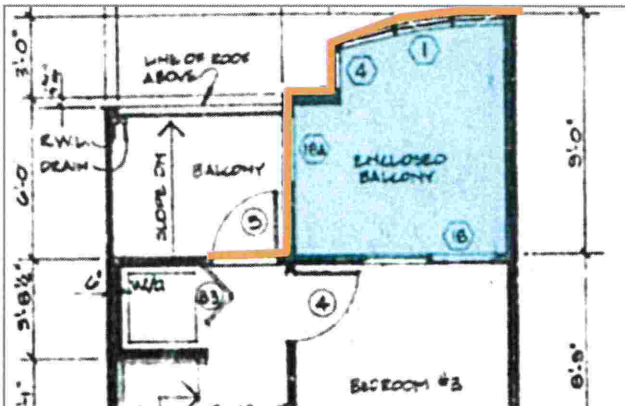


Figure 3.15
Snapshot of second floor plan of typical townhouse unit, reproduced from sheet A9 of the original architectural drawings. Extent of "enclosed balcony" is shaded blue.

Windows and doors included in the scope of the rehabilitation program are shaded with an orange line.

At Joyce Place, townhouse units with enclosed balconies are typically designed with the enclosed balcony located on the exterior of, and accessed from, the upper floor bedroom

or ground floor kitchen. The adjacent bedroom or kitchen (second floor and ground floor, respectively) are not designed with separate window openings to the exterior. Additionally, the ground floor enclosed balconies have a second access from the foyer of the townhouse.

With respect to the enclosed balconies shown on the original architectural drawings, aluminum-framed windows at the exterior walls that in part form the enclosed balconies shown on the architectural drawings (refer to Figure 3.14 and Figure 3.15) should be replaced as part of the proposed building enclosure retrofit project.

Decks

There are decks at the third floor of the Joyce Place townhouses, typically located along the south elevation of the building. The existing deck assemblies are currently protected with vinyl membranes. Vinyl membrane may be suitable for use on a less exposed balcony assembly; however, a more robust roofing type membrane is required for use on a fully exposed deck.

The existing deck assembly is a vented assembly. Ventilation for the existing deck assembly is provided by means of cross-ventilation between the wood joist framing of the current assembly, formed by tapered pieces of wood installed across the top of the joists. The outlet for this natural ventilation configuration is typically located at the vent grilles visible at the privacy walls between deck assemblies (Figure 3.16 and Figure 3.17).

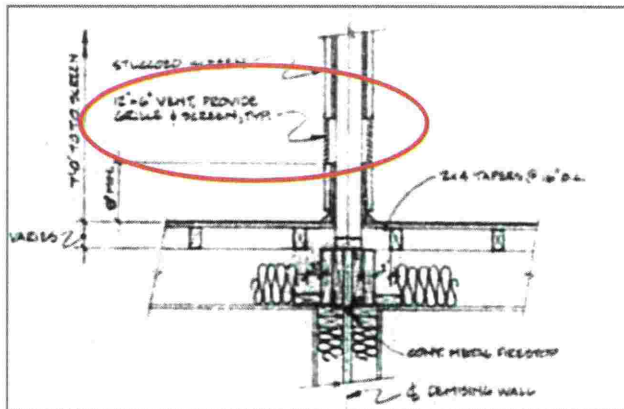


Figure 3.16

Partial view of section detail L on sheet A10 of the architectural drawings.

Exhaust grille for the ventilation system of the existing deck assembly is circled.



Figure 3.17

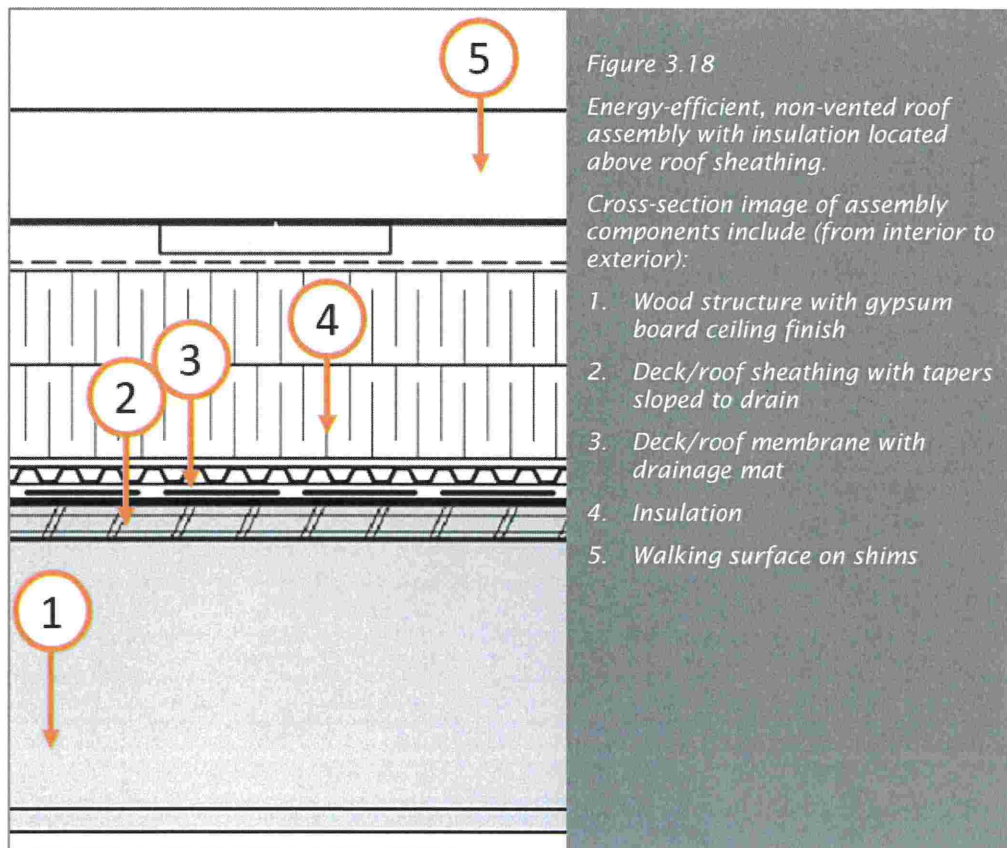
Decks and divider walls at the south elevation of Joyce Place townhouses.

Exhaust grille for the ventilation system of the existing deck assembly is circled.

A consideration for the long-term durability of the decks is to rehabilitate the decks with a non-vented assembly.

While a non-vented deck would provide improved energy performance, it is thicker than the current deck assembly and may require an increase in height of the guard walls at the deck perimeter. Due to tightening energy performance standards in the City of Vancouver, decks will typically require a layer of continuous insulation above the deck/roof membrane to meet the requirements of the Vancouver Building By-law.

Additionally, non-vented deck assemblies reduce the likelihood of condensation occurring within the framing cavities of a traditional vented assembly. Ventilation of deck/roof assemblies requires careful consideration of air barrier detailing, ventilation intake, and outtake placement to properly mitigate the risk. Taken together, the benefits of renewing the deck assembly with a non-vented type assembly is a prudent approach to improve the long-term durability of the assembly, while meeting the energy performance requirements of the Vancouver Building By-law.



Additionally, changing the deck assembly from a vented to non-vented assembly would allow for the elimination of the framed privacy wall between decks that also serves as the ventilation outlet for the deck assemblies. There are benefits to eliminating the framed privacy wall between decks and replacing the privacy wall with an aluminum-framed privacy wall (Figure 3.19):

- Eliminates a number of interface details that can be problematic to detail from air and moisture management.
- Allows for an opportunity to enhance the appearance of the building.

- Allows for potentially an extra 3" to 4" of deck space along the length of the privacy wall by installing a thinner privacy wall between decks.
- Potential cost savings in using aluminum-framed privacy walls with infill panels instead of rehabilitating wood-framed stucco clad privacy walls.



*Figure 3.19
Example of privacy wall
integrated with guardrail
system instead of a framed
divider wall.*

Rehabilitation of decks will involve replacing the existing waterproof membrane and repairing any damage to the concealed wood material. The existing vinyl membrane will be replaced with a modified bitumen membrane more suitable for a deck application. Use of this type of membrane requires that a separate walking surface, such as wood decking, be added (Figure 3.20).



*Figure 3.20
Example of wood deck boards
used to provide a walking
surface above a deck
membrane.
Note: This photo is not from
Joyce Place.*

Based on the requirements identified in the Vancouver Building By-law, it is likely that 4" to 6" of exterior insulation at the deck assemblies will be required to meet the energy performance requirements of the City of Vancouver. The finalized insulation thickness will depend on interface details that are developed as part of a cohesive construction document package.

3.1.4 Design Considerations: Roofs

There are several roof assemblies at the Joyce Place townhouses:

- Low-slope membrane roof (flat roof): level 3 at the north, east and west elevations of the building, and main roof area (above level 3)
- Sloped roof assembly with asphalt shingles: main roof area (above level 3)
- Metal roof assembly: level 3 at the south elevation of the building

Based on our findings, the various roof assemblies at Joyce Place are providing varying levels of performance. RDH was not made aware of active leaks below the main roof area at the time of the additional investigation.

Roof areas at level 3 are typically narrow and/or small. Roofs at level 3 will be impacted by the rehabilitation work at the adjacent exterior walls due to tie-in work between the exterior walls and the flat roof or metal roof areas. In order to ensure satisfactory performance of the roofs and the adjacent wall assemblies, rehabilitation of the flat roof areas at level 3 and the metal roof assemblies at level 3 are proposed as part of the overall building enclosure rehabilitation program.

Similar to the discussion in the decks section of this report, flat roofs would be rehabilitated with a continuous insulation/non-vented type roof assembly.

Metal roof assemblies at the south elevation of level 3 are proposed to be rehabilitated with an exterior insulated standing seam metal roof assembly. Standing seam metal roof assemblies are considered very durable roof assemblies and will allow for the installation of continuous exterior insulation below the metal roofs to achieve the energy performance requirements in the Vancouver Building By-law.

Preliminary cost estimates presented later in this report only include the costs associated with rehabilitation of the flat roof area at the third floor level, third floor base of wall and top of wall tie-ins to roof area, and rehabilitation of metal roofs at the south elevation. Costs associated with renewal of the townhouse main roof area are presented as an optional item for consideration by the Owners due to economies of scale savings if the work is carried out in conjunction with the required rehabilitation work.

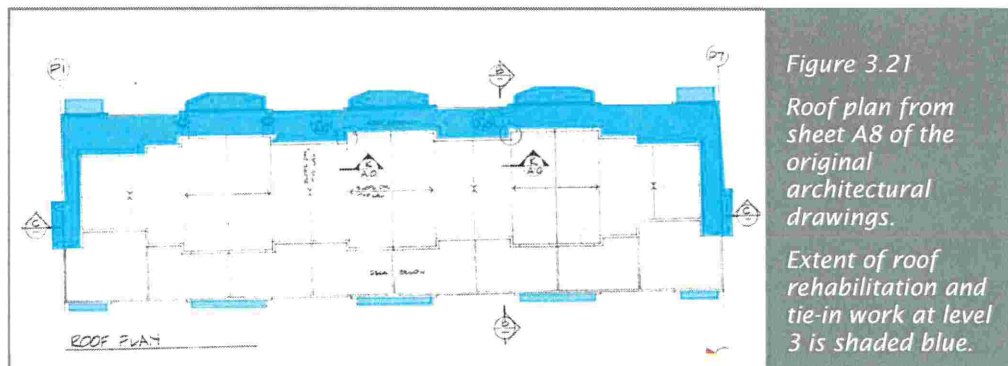




Figure 3.22

View of existing low-slope membrane roof (flat roof) and sloped roof assembly at the main roof area above level 3.

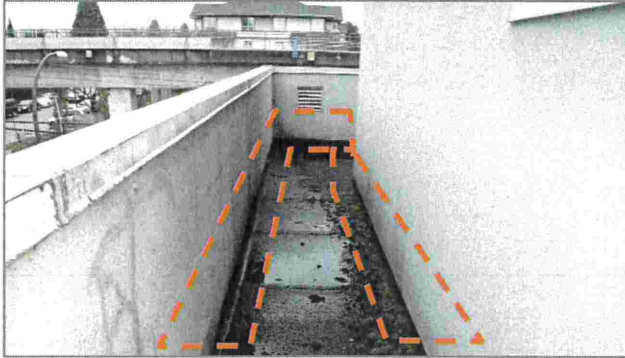


Figure 3.23

Partial view of flat roof at level 3, west elevation. Approximate extent of tie-ins of the level 3 flat roof to the level 3 base of wall are marked with dashed lines.



Figure 3.24

Approximate extent of perimeter tie-in of main roof to be rehabilitated at level 3 top of wall areas is marked with a dashed outline on snapshot of 3D model.



Figure 3.25

Partial view of south elevation with locations of metal roof assemblies outlined.

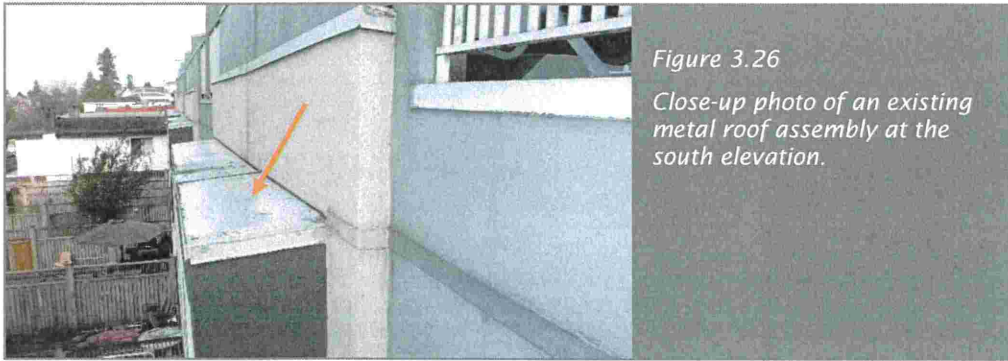


Figure 3.26
Close-up photo of an existing metal roof assembly at the south elevation.

3.1.5 Design Considerations: At- and Below-Grade Assemblies

A tie-in detail between the base of wall weather resistive barrier (WRB) at the joint at the transition between wood framing to the crawl space concrete wall is proposed. Existing ventilation within the crawl space is to be maintained. The base of wall will typically be protected with a prefinished metal flashing (Figure 3.27).

Additionally, the placement of the vapour barrier for the typical floor assembly above the crawl space should be verified at the time of the rehabilitation project. The original architectural drawings indicate the vapour barrier for the typical floor assembly for the crawl space is to be installed between the plywood subfloor and the joist framing.

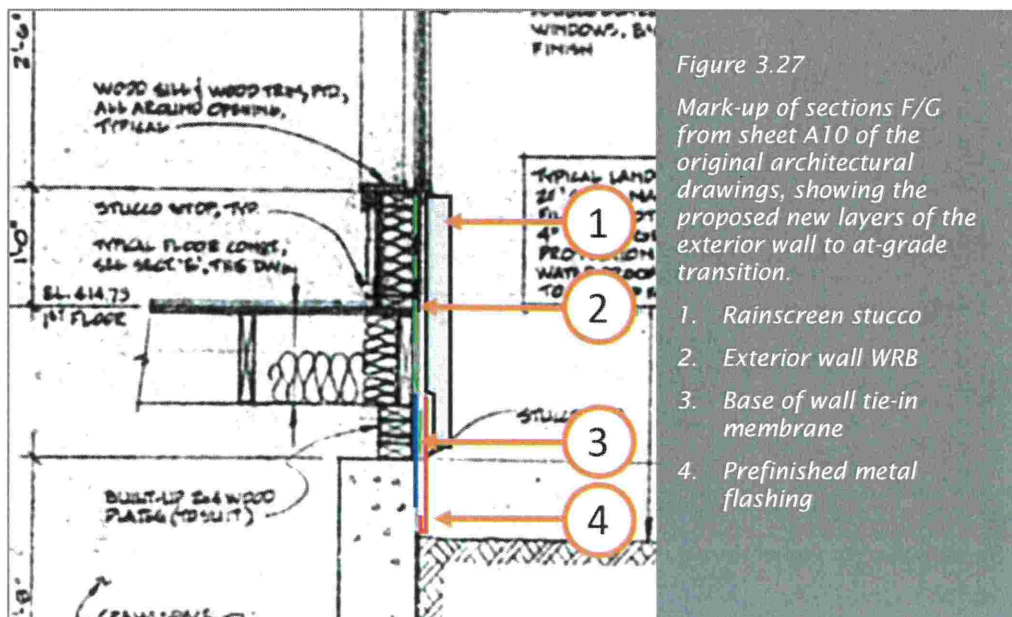


Figure 3.27
Mark-up of sections F/G from sheet A10 of the original architectural drawings, showing the proposed new layers of the exterior wall to at-grade transition.

1. Rainscreen stucco
2. Exterior wall WRB
3. Base of wall tie-in membrane
4. Prefinished metal flashing

3.2 Building Renderings

The design phase provides an opportunity to evaluate changes in the appearance of the building. Significant improvements in the overall appearance of the building can be achieved during the building enclosure rehabilitation project with consideration to colours of exterior finishes and colours of new elements that will be introduced on the building, such as new metal cross-cavity flashing.

The colour schemes in the renderings below are presented for visualization purposes. Substantial changes to the building colours may require Development approval by the City of Vancouver prior to obtaining a Building Permit.



Figure 3.28 Existing colour scheme is renewed, new cross-cavity flashing and metal cap flashings match the colour of the existing metal flashings. Balconies incorporate full height guardrails with privacy glass and clear glass panel guardrails.



Figure 3.29 Existing colour scheme is renewed, new cross-cavity flashing and metal cap flashings are installed with a contrasting charcoal colour. Balcony guardrails match the colour of metal flashings and incorporate full height guardrails with privacy glass and clear glass panel guardrails.



Figure 3.30 Burnt Sienna colour scheme with charcoal accents. New cross-cavity flashing and metal cap flashings are installed with a charcoal colour. Balcony guardrails match the colour of metal flashings and incorporate full height guardrails with privacy glass and clear glass panel guardrails.



Figure 3.31 Pastel Green colour scheme with charcoal accents. New cross-cavity flashing and metal cap flashings are installed with a charcoal colour. Balcony guardrails match the colour of metal flashings and incorporate full height guardrails with privacy glass and clear glass panel guardrails.

4 Project Implementation

4.1 Management

Rehabilitation projects are typically implemented using one of two approaches: a general contractor approach, or a construction management approach.

The general contractor approach has traditionally been one of the common implementation approaches for construction projects. In this approach, a general contractor (GC) is selected from a competitive bidding process to complete the work. The Owners have a contract directly with the GC, and the GC in turn has contracts directly with the various sub-trades who the GC retains independently to complete portions of the work. The Owners also have a contract directly with the consultant (RDH) to perform contract administration duties, complete field review of the construction, and act as the Owners' representative throughout the construction project.

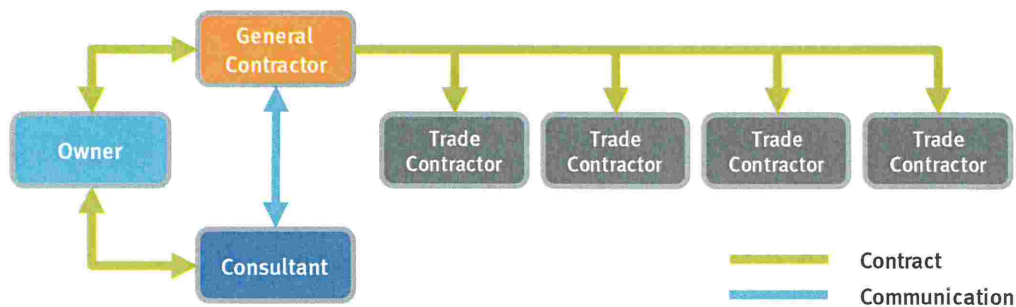


Figure 4.1 Traditional general contractor approach.

In this scenario, RDH offers two levels of service: basic Contract Administration, or Project Management. The level of service that best suits the Owners' requirements depends on the size and scope of the project, and the Owners' desired level of control.

The second method of project implementation is a construction management (CM) approach. In this scenario, the Owners can retain a construction manager to act as their agent in the coordination and management of the rehabilitation process. CM services also typically include tendering the work directly to trade contractors and managing construction activities on site instead of tendering the work to general contractors.

In this scenario, the Owners have a contract directly with the construction manager and consultant, and the consultant has contracts directly with various contractors selected through a competitive bidding process to complete portions of the work.

In contrast to a GC tender approach, a construction management approach represents the highest level of control and involvement the consultant has during the project. It incorporates the basic Contract Administration duties and combines it with active management and control of the construction project. Over the past several years, this approach to project implementation has been very successful, and it has quickly become preferred by our many clients.

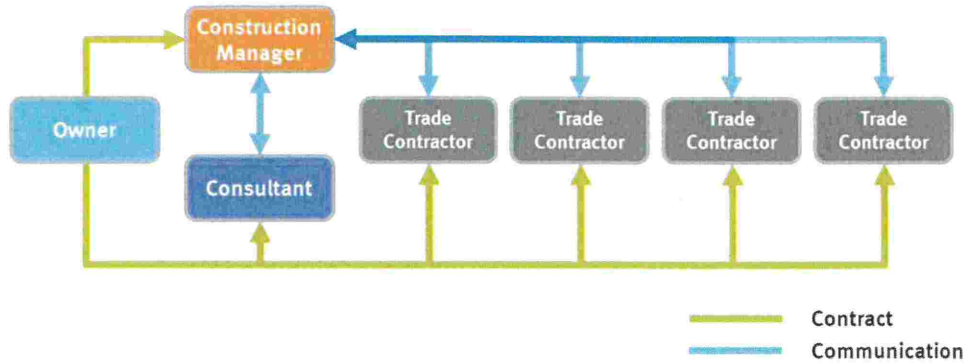


Figure 4.2 Construction management approach.

Many people are familiar with the GC approach since it is a traditional approach and is often used in purchasing construction services for homes and businesses. However, many sophisticated purchasers of construction services prefer the construction-managed approach.

For the proposed rehabilitation at the Joyce Place townhouses, either a General Contractor or Construction Management approach would be appropriate.

4.2 Phasing

A construction project can be implemented as a single, coordinated project, or the work can be split into phases and completed as a series of smaller projects. There are advantages and disadvantages to phasing the work and depending on the size and scope of the project, phasing is not always practical.

The rehabilitation program discussed in Section 3 of this report would be ideally implemented as a single project in the near future, considering the state of deterioration of the wood framing at the face-sealed stucco walls and the previously noted structural concerns.

Some general advantages and disadvantages of phasing a construction a project include:

TABLE 4.1 PHASING: ADVANTAGES AND DISADVANTAGES	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> → Lower initial project costs. → Shorter construction period for each phase. 	<ul style="list-style-type: none"> → Total project costs are often higher than implementing work as a single project. → Total construction duration and inconveniences are often longer than implementing work as a single project. → General perception that the building is constantly “under repairs”.

5 Preliminary Cost Estimates

In addition to understanding the nature and extent of required rehabilitation, it is also essential that the Owners have an indication of likely costs associated with the rehabilitation project. This report provides preliminary cost estimates of both construction costs and project costs based on a general contractor approach to project implementation.

5.1 Types of Costs

The total project cost for a construction project consists of the construction costs and the soft costs. Construction costs and soft costs generally consist of the following:

- Construction Costs:
 - General conditions
 - Sub-trade fees
- Soft Costs:
 - Contingency allowance
 - Engineering fees
 - Building permit fee
 - Landscaping allowance
 - Taxes (GST)

5.1.1 Construction Costs

Construction costs are monies paid to the various trade contractors who will undertake the work. They include the cost of the labour and materials for each specific portion of the work, for example, to supply and install stucco cladding or roofing membranes. These costs also include the profit and overhead costs of each trade contractor. In addition, there are general conditions costs. These are project-specific site and overhead costs and include insurance, supervision, weather protection, and temporary facilities.

5.1.2 Soft Costs and Contingencies

Soft costs are costs that are not directly related to the construction work but are required to implement and complete the project. Soft costs include engineering fees to design the repair program; produce the necessary documents for the contractor to bid on the work and complete the work, including drawings and technical specifications; and complete field review during the construction process.

Construction costs also include a project contingency amount of typically 10% to 15% of the construction cost. The contingency amount is intended to cover any cost changes that occur throughout the course of the project, including cost escalation during the pre-construction phase; unanticipated municipal costs or fees; unforeseen conditions arising during the construction phase; or the need for increased engineering fees during construction. Building a contingency into the budget guards against the need for the Owners to raise additional funds during the course of the project. Unused portions of the

contingency are returned to the Owners at the end of the project. **Given the extent of the structural deterioration of wood framing previously observed at the Joyce Place townhouses, a project contingency of 15% to 20% may be appropriate.**

5.2 Estimating Construction Costs

In preparing preliminary construction estimates, we use global costs based on a unit of measure. Our unit costs are based on actual tender results from previous projects, and discussions with various industry sources about market trends and conditions. Using standard spreadsheets that break the project down into individual parts based on the different trades involved, the value of each component is calculated. This is typically done by measuring the amount of each material or assembly in the project and multiplying by a unit cost. In the case of materials, such as stucco cladding, the area of cladding is measured. In other cases, for example, metal flashing, a linear measurement is calculated. Once the quantity of each element is measured, a unit cost is applied. An example of a unit rate would be \$25 per square foot to install a wall cladding type. The trade contractor's profit and overhead costs are also included in the unit rate cost.

The accuracy of these costs depends, in the first instance, on the measurement of the quantities. Quantities are measured from the original architectural drawing of the building. In our experience, these drawings can sometimes be incomplete, and do not always reflect the *as-built* condition of the building. Discrepancies are often subtle, and often do not become apparent until the construction documents for the rehabilitation project are developed.

Accuracy also depends on applying appropriate unit costs. These unit costs are estimated based on our experience of actual costs on other projects. The large number of projects RDH is involved with provides a database of costs that are updated on a regular basis. However, it is important to understand that the process is attempting to estimate what a trade contractor will charge for the work at some point in the future. The future cost may change as a result of increases in labour and material costs, and also as a result of industry demand for trade contractors. With increases in the volume of construction, there is a greater demand for trade contractors, which has the effect of increasing costs. The potential for cost increases will depend on volatility in the bidding environment, and also on the time period between completing of the estimate and the actual tendering of the project. At times, there can be a 10% to 15% fluctuation the particular sub-trade costs over the course of a year.

The Owners should be aware that final costs may vary from estimated costs as a result of the factors discussed above. It is not uncommon for the Owners to set aside additional contingency funds to accommodate possible escalations in construction costs.

There are certain unknown variables at this time that can impact the actual construction schedule and final costs, such as the extent of concealed wood rot at the existing wood framing and the time associated with rot repairs.

At the time of writing of this report, the current trade pricing environment is particularly variable due to direct and indirect effects of COVID-19. We have seen a general escalation in trade pricing over the past calendar year due to labour shortages, construction material shortages due to reduced manufacturing capacity, and shipping delays.

5.3 Preliminary Cost Estimate: Proposed Building Enclosure Rehabilitation

The preliminary cost estimate provided in Table 5.1 is based on an estimated 6-month construction schedule; however, the actual construction schedule can only be established at the time of tender.

TABLE 5.1 PRELIMINARY COST ESTIMATE (ROUNDED)	
Construction Costs	
General Condition Costs and Rehabilitation Costs	\$1,600,000
Project Contingency (20%)	\$320,000
Total - Construction Costs	\$1,920,000
Total Construction Costs (from above)	\$1,920,000
Landscaping, Security, and Legal Allowance	\$10,000
Engineering, Design, and Field Review - Allowance	\$220,000
GST (5%)	\$105,000
Building Permit Fee	\$10,000
Project Costs Requiring Funding (rounded)	\$2,265,000

For planning purposes and consideration by the Owners, we have provided a preliminary cost estimate to add an optional item to the work described above. The Owners can elect to include renewal of the townhouse main roof area at their discretion. There may be economies of scale type savings realized with the addition of the main roof area of the townhouse building during the rehabilitation project.

Please note the option to include the main roof area will require further discussion regarding the implementation with the proposed rehabilitation. The cost estimate for the optional item relating to the renewal of the main roof area includes contingencies, taxes, and allowances for engineering fees.

TABLE 5.2 OPTIONAL COST ESTIMATES (ROUNDED)	
Optional Item - Renew townhouse building main roof area (existing sloped roofs and low-sloped roofs above third floor townhouses).	\$290,000

The addition of the roof renewal scope of work will extend the project duration beyond the anticipated 6-month construction schedule. We estimate an additional one month would be added to the estimated 6-month construction schedule.

As previously noted, there are a number of variables that could impact the actual construction and project costs. Furthermore, it is important to remember that the construction industry is volatile, and that the actual project cost can only be established when the contractors bid on the project and when a contract is awarded. The construction industry pricing environment can vary significantly and is dependant, to a certain extent, on factors external to the actual project.

6 Next Steps and Closure

6.1 Next Steps

The basic steps of implementing a rehabilitation project involve documenting the repair solution in the form of drawings and specifications; tendering the work to several contractors in order to receive competitive pricing; selection of the preferred contractor; and implementation of the work by the selected contractor (Figure 6.1).

In our experience, projects that have the most successful outcomes are those in which careful planning and documentation have been completed prior to tendering and obtaining bids. This involves documenting the work with detailed drawings and specifications. This gives the Owners a higher level of control over the cost and completion of the project.

We recommend the Owners work with a professional consulting firm to complete the remaining project stages and phases. RDH would be pleased to provide a proposal for post-design engineering services.

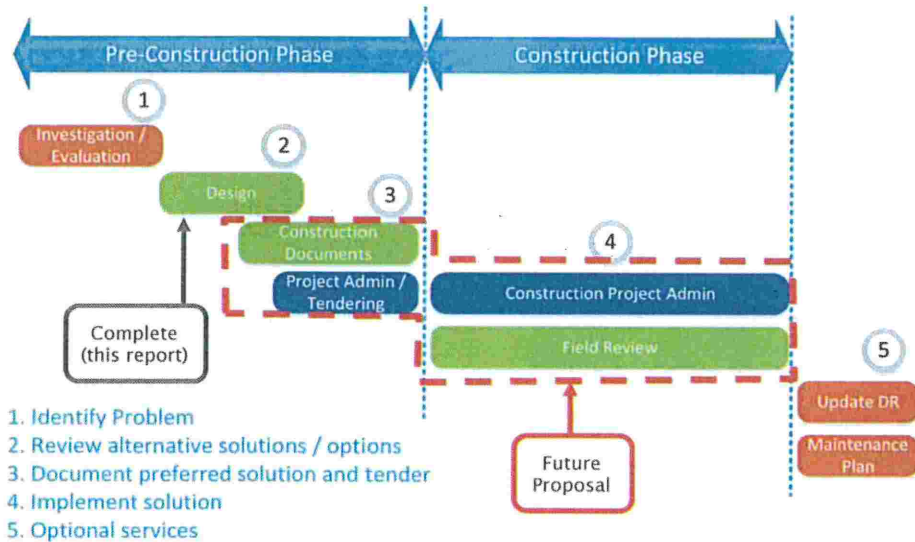


Figure 6.1 Stages of a Rehabilitation Project.

6.2 Closure

We trust this report meets the Owners' requirements at this time. Please do not hesitate to contact the undersigned to discuss this report, or if we can be of any further assistance.

Yours truly,



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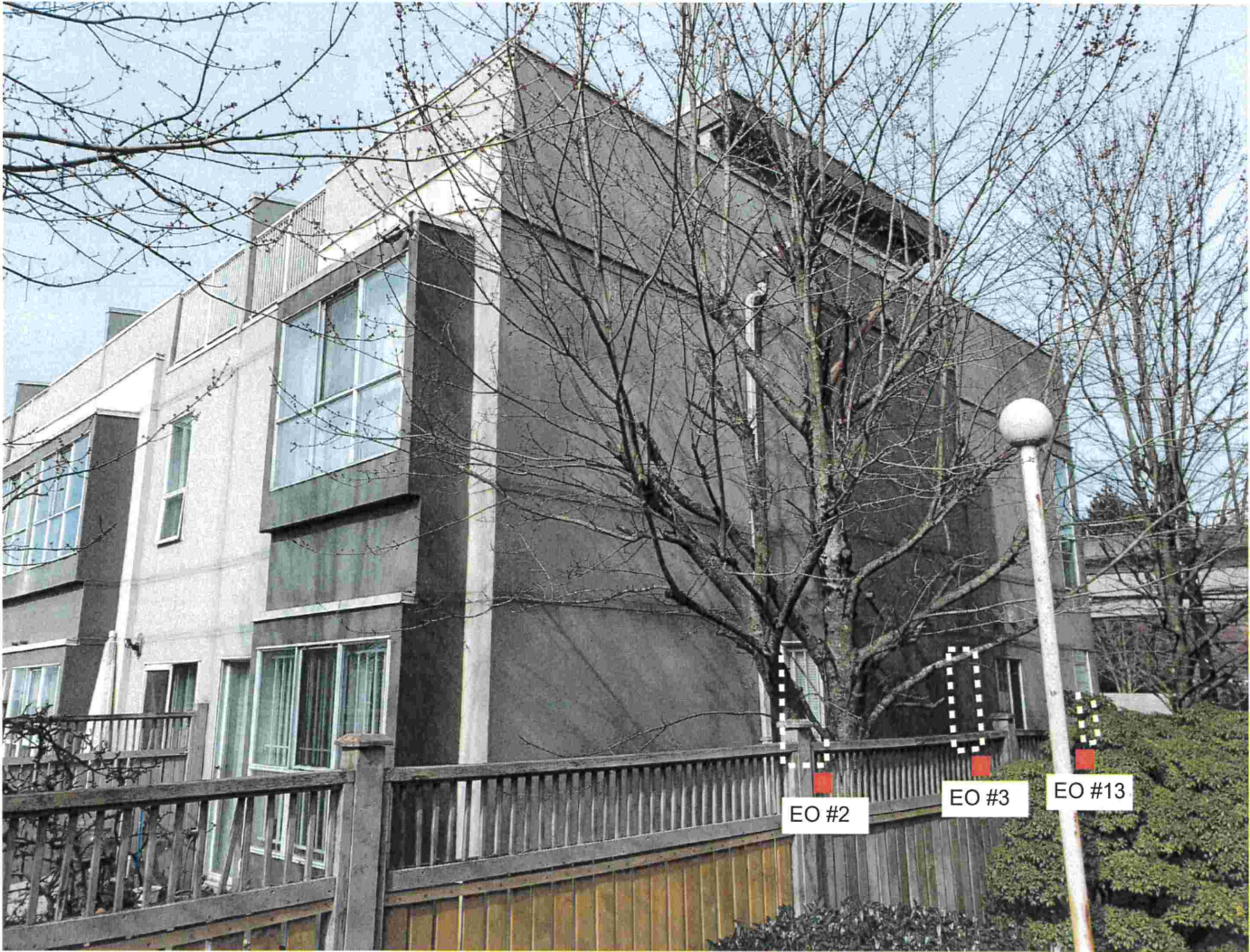
Reviewed by
Paul Good | P.Eng
Senior Project Engineer
RDH Building Science Inc.

Appendix A

Exploratory Openings



SOUTH ELEVATION, EAST END



EAST ELEVATION



SOUTH ELEVATION, WEST END



WEST ELEVATION

FROM **Trevor Vilac**
TOTAL PAGES **8**

R-02565.014
Joyce Place
Design Services - Townhouses

Exploratory openings were used to assess the condition of underlying materials, which provide qualitative information based on the visual condition of the material.

Exploratory openings in exterior walls are typically made by cutting, coring, or removing sections of exterior cladding or interior finishes to review the condition of the concealed materials. The visual observations at each opening are classified based on the condition of the components reviewed. The table below shows the colour-based classification system for conditions at exploratory openings.

CLASSIFICATION OF CONDITIONS AT EXPLORATORY OPENINGS	
Green	Normal conditions with minimal or no evidence of moisture ingress.
Yellow	Some evidence of moisture ingress, including, but not limited to, staining, corrosion, and/or minor deterioration of assembly components.
Red	Significant evidence of moisture ingress, including, but not limited to, staining and/or deterioration of assembly components.

At Joyce Place Townhouses, 14 of the 15 exploratory openings were classed as red and 1 opening was classed as yellow.

EXPLORATORY OPENING #1 – SOUTH ELEVATION, WINDOW INTERFACE	
	
Condition	

EXPLORAYORY OPENING #2 - EAST ELEVATION, WINDOW INTERFACE



Condition

EXPLORAYORY OPENING #3 - EAST ELEVATION, WINDOW INTERFACE



Condition

EXPLORAYORY OPENING #4 – SOUTH ELEVATION, PARAPET INTERFACE



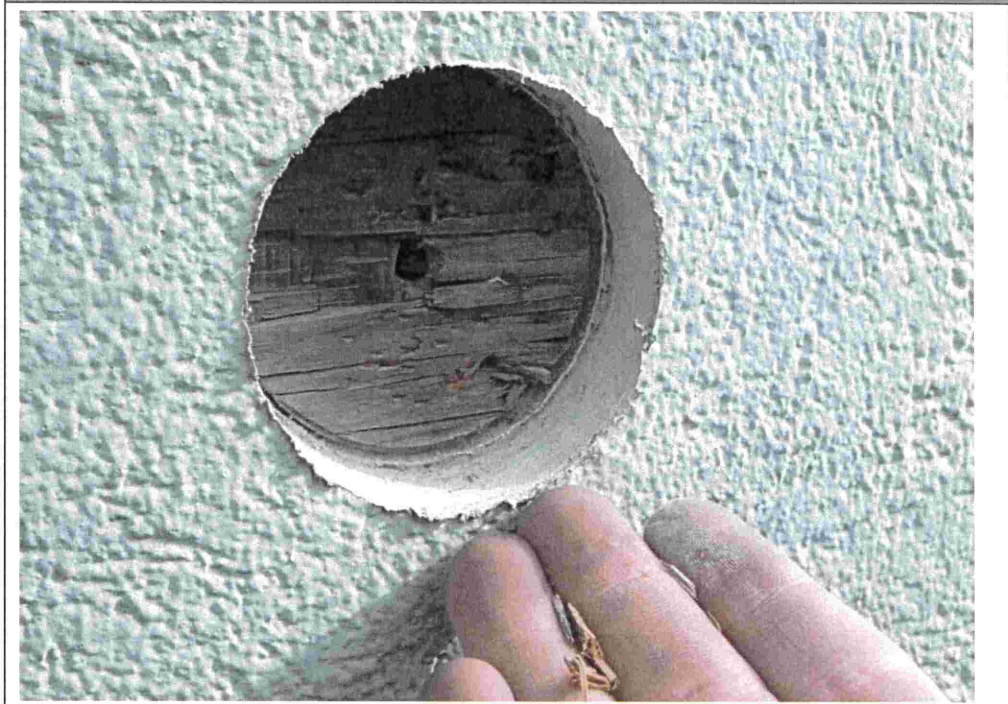
Condition

EXPLORAYORY OPENING #5 – SOUTH ELEVATION, DECK DIVIDER WALL



Condition

EXPLORAYORY OPENING #6 – SOUTH ELEVATION, WINDOW INTERFACE



Condition

EXPLORAYORY OPENING #7 – SOUTH ELEVATION, WINDOW INTERFACE



Condition


EXPLORAYORY OPENING #8 – SOUTH ELEVATION, WINDOW INTERFACE



Condition

This image shows a close-up of a hand holding a circular metal fastener that has been removed from a hole in a light blue textured wall. The fastener is heavily charred and distorted, indicating significant heat damage. The hole in the wall is roughly circular and shows some internal structure.


EXPLORAYORY OPENING #9 – SOUTH ELEVATION, WINDOW INTERFACE



Condition

This image shows a circular hole in a light blue textured wall. A charred metal fastener is visible inside the hole, similar to the one in the previous image. The surrounding wall texture is consistent with the previous image.


EXPLORAYORY OPENING #10 - WEST ELEVATION, WINDOW INTERFACE



Condition

This image shows a close-up of a hand holding a circular metal flange. The interior of the flange is dark and charred, indicating significant fire damage. The exterior of the flange is a light, metallic color. The background is a textured, light-colored surface, likely a window interface.

EXPLORAYORY OPENING #11 - WEST ELEVATION, WINDOW INTERFACE



Condition

This image shows a circular opening in a textured, light-colored surface. The interior of the opening is dark and charred, indicating significant fire damage. The opening is surrounded by a rough, textured border.

EXPLORAYORY OPENING #12 – WEST ELEVATION, WINDOW INTERFACE

Condition

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EXPLORAYORY OPENING #13 – EAST ELEVATION, WINDOW INTERFACE

Condition

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EXPLORAYORY OPENING #14 – SOUTH ELEVATION, WINDOW INTERFACE



Condition

EXPLORAYORY OPENING #15 – SOUTH ELEVATION, WINDOW INTERFACE



Condition

Appendix B

Colours







