



This is the 2<sup>nd</sup> Affidavit of Ashley Cheng  
in this case and was made March 5, 2025

NO. S-246230  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

INTRACORP VANNESS LIMITED PARTNERSHIP

PLAINTIFF

AND:

THE OWNERS, STRATA PLAN LMS992 AND CROWE MACKAY &  
COMPANY LTD., AS LIQUIDATOR OF THE OWNERS, STRATA PLAN LMS992

DEFENDANTS

AND:

INTRACORP VANNESS LIMITED PARTNERSHIP

DEFENDANT BY WAY OF COUNTERCLAIM

**AFFIDAVIT**

I, Ashley Cheng, Legal Assistant, of 1600 – 925 West Georgia Street, in the City of Vancouver, in the Province of British Columbia, AFFIRM THAT:

1. I am a Legal Assistant employed with the law firm of Lawson Lundell LLP, solicitors for Crowe MacKay & Company, liquidator of the Owners, Strata Plan LMS992 (the “**Liquidator**”), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.

2. Attached hereto and marked as **Exhibit “A”** is a true copy of a certified true copy of an Order granted by Judicial Justice Schwartz on December 1, 2020, in relation to the proceedings in Robson Square Registry Provincial Court file number 37501.

3. Attached hereto and marked as **Exhibit "B"** is a true copy of the Information issued to The Owners, Strata Plan LMS992 setting out a single count in proceedings in the Robson Square Registry Provincial Court file number 38027.

4. Attached hereto and marked as **Exhibit "C"** is a true copy of a certified true copy of an Order granted by the Honourable Judge Jamieson on March 9, 2023 in relation to the proceedings in Robson Square Registry Provincial Court file number 38027.

5. Attached hereto and marked as **Exhibit "D"** is a true copy of a certified true copy of an Order granted by the Honourable Judge P. Stark on November 30, 2023 in relation to the proceedings in Robson Square Registry Provincial Court file number 38027.

6. Attached hereto and marked as **Exhibit "E"** is a true copy of a Provincial Court Record of Proceedings and Endorsement of Information Continuation in relation to the proceedings in Robson Square Registry Provincial Court file number 38027.

7. Attached hereto and marked as **Exhibit "F"** is a copy of an email chain ending October 1, 2024 between Peter Roberts of Lawson Lundell LLP and David Clements of the City of Vancouver enclosing a title search confirming the sale of the entire Joyce Place strata lands to Intracorp Vanness Limited Partnership.

AFFIRMED BEFORE ME at Vancouver,  
British Columbia on March 5, 2025.



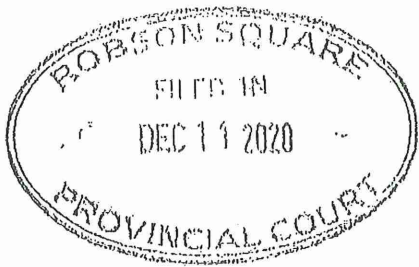
\_\_\_\_\_  
A Commissioner for taking Affidavits for  
British Columbia.

**PETER J. ROBERTS, Q.C.**  
*Barrister & Solicitor*  
1600 - 925 WEST GEORGIA ST.  
VANCOUVER, B.C. V6C 3L2  
(604) 685-3456

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ASHLEY CHENG



Court File No. 37501  
Provincial Court  
ROBSON SQUARE REGISTRY

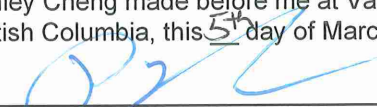
**IN THE PROVINCIAL COURT OF BRITISH COLUMBIA**

BETWEEN:

REGINA  
(CITY OF VANCOUVER)

AND:

THE OWNERS, STRATA PLAN LMS992

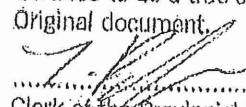
This is Exhibit "A" referred to in the Affidavit #2 of Ashley Cheng made before me at Vancouver, British Columbia, this 5<sup>th</sup> day of March, 2025.  
  
A Commissioner for taking Affidavits within British Columbia

**ORDER**

BEFORE JUDICIAL ) TUESDAY, THE 1<sup>ST</sup> DAY  
JUSTICE SCHWARTZ ) OF DECEMBER, 2020

THE OWNERS, STRATA PLAN LMS992, being the occupant of land and building at 3362 Vanness Avenue, Vancouver, British Columbia (the "Premises"), having pled guilty to one (1) count of failing to comply, within the time prescribed, with an order dated November 18, 2019, to immediately provide shoring, required to keep the building safe under the direction of a professional engineer and, within 14 days obtain the required permits to correct the unsafe building conditions, and obtain required building and plumbing permits within 14 days of the date of the order, contrary to Division C, Part 3, Section 3.2.1.1(1)(e) By-law 12511, City of Vancouver;

THIS COURT ORDERS that, pursuant to s. 333C of the *Vancouver Charter*, THE OWNERS, STRATA PLAN LMS992 must:

Certified to be a true copy of the Original document.  
  
DEC 11 2020  
Clerk of the Provincial Court

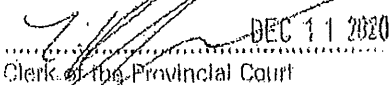
1. Submit a complete application for any required permits to repair the failed structural framing at the north elevation of the Premises, ON OR BEFORE JANUARY 31, 2021, and
2. Complete all work authorized by said permits within 90 days of their issuance by the City.

THIS COURT FURTHER ORDERS that approval as to the form of this Order is dispensed with.



JUDICIAL JUSTICE SCHWARTZ

Certified to be a true copy of the  
Original document



DEC 11 2020  
Clerk of the Provincial Court

INFORMATION/DÉNONCIATION

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA  
DANS LE TRIBUNAL DE LA COLOMBIE-BRITANNIQUE

COURT FILE NUMBER NUMÉRO DE DOSSIER DE LA COUR <b>380-27</b> COURT FILE NUMBER NUMÉRO DE DOSSIER DE LA COUR  POLICE FILE NUMBER NUMÉRO DE PROCES-VERBAL
--

CANADA:

PROVINCE OF BRITISH COLUMBIA  
PROVINCE DE LA COLOMBIE-BRITANNIQUE:

This is the information of/Les présentes constituent la dénonciation de **J. LUK**, a Legal Assistant (the "the informant"/le "dénonciateur") of/de City of Vancouver, British Columbia.

The informant says that he/she has reasonable and probable grounds to believe and does believe that/Le(la) dénonciateur(trice) declare qu'il(elle) a des motifs raisonnables et probables et croit effectivement que


THE OWNERS STRATA PLAN LMS992 of c/o Dwell Property Management, 170 - 4311 Viking Way, Richmond, British Columbia V6V 2K9

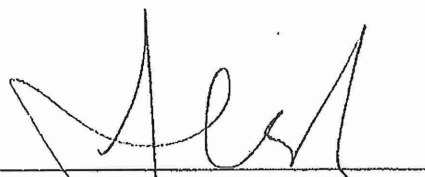
Count 1: On or about February 1, 2021, being the occupants of land and building at 3362 Vanness Avenue, Vancouver, British Columbia, did fail to comply with the order of Judicial Justice Schwartz dated December 1, 2020, to submit a complete application for any required permits to repair the failed structural framing at the north elevation of the premises, on or before January 31, 2021, contrary to the form of the enactment in such case made and provided.  
Section 333C(3) Vancouver Charter and Section 5 Offence Act

AFFIRMED BEFORE ME/ASSERMENTÉ DEVANT MOI  
ON/CE \_\_\_\_\_ 28th \_\_\_\_\_ DAY OF/JOUR DE


\_\_\_\_\_ July \_\_\_\_\_, 2021 \_\_\_\_\_.

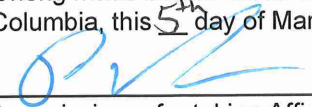
AT THE CITY OF VANCOUVER  
BRITISH COLUMBIA

  
A JUSTICE OF THE PEACE IN AND FOR  
THE PROVINCE OF BRITISH COLUMBIA  
JUGE DE PAIX DANS ET POUR LA PROVINCE DE  
LA COLOMBIE-BRITANNIQUE

  
(SIGNATURE OF INFORMANT)  
(SIGNATURE DU DÉNONCIATEUR)

Summons (Mail) \_\_\_\_\_ PROCESS CONFIRMED/  
ACTE DE PROCEDURE CONFIRMÉ

  
A JUSTICE OF THE PEACE IN AND FOR  
THE PROVINCE OF BRITISH COLUMBIA  
JUGE DE PAIX DANS ET POUR LA PROVINCE DE  
LA COLOMBIE-BRITANNIQUE

This is Exhibit "B" referred to in the Affidavit #2 of Ashley Cheng made before me at Vancouver, British Columbia, this 5<sup>th</sup> day of March, 2025.  
  
A Commissioner for taking Affidavits  
within British Columbia



This is Exhibit "C" referred to in the Affidavit #2 of Ashley Cheng made before me at Vancouver, British Columbia, this 5<sup>th</sup> day of March, 2023.

*[Signature]*

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

Court File No. 38027  
 Provincial Court  
 ROBSON SQUARE REGISTRY

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA

BETWEEN:

REX  
 (CITY OF VANCOUVER)



AND:

THE OWNERS STRATA PLAN LMS992

ORDER

BEFORE THE HONOURABLE ) THURSDAY, THE 9<sup>TH</sup> DAY  
 )  
 JUDGE JAMIESON ) OF MARCH, 2023


THE OWNERS STRATA PLAN LMS992, being the owner of land and building at 3362 Vaness Avenue, Vancouver, British Columbia (the "Property"), having pled guilty to one (1) count of failing to comply with the order of Judicial Justice Schwartz dated December 1, 2020, by failing to submit a complete application for any required permits to repair the failed structural framing at the north elevation of the premises, on or before January 31, 2021, contrary to Section 333C(3) *Vancouver Charter* and Section 5 *Offence Act*;

THIS COURT ORDERS, pursuant to s.333C of the *Vancouver Charter*, that Crowe MacKay & Company Ltd., court appointed liquidator for THE OWNERS STRATA PLAN LMS992, must submit a complete application for any required permits to repair the failed structural framing at the north elevation of the

Certified to be a true copy of the  
 Original document. APR 06 2023  
*[Signature]*  
 Clerk of the Provincial Court

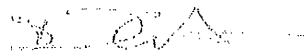
premises, or have the premises at the Property demolished, or dispose of the land and building at the Property, on or before December 31, 2023.

THIS COURT FURTHER ORDERS that leave is granted to Crowe MacKay & Company Ltd., court appointed liquidator for THE OWNERS STRATA PLAN LMS992, to apply for an extension of time to the deadline herein.

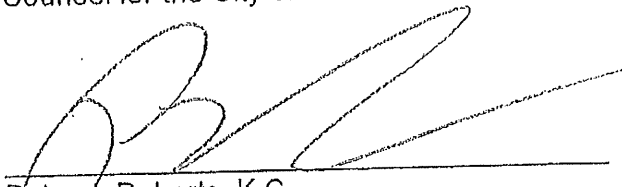


The Honourable Judge Jamieson

Approved as to form:

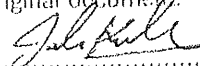


David B. Clements  
Counsel for the City of Vancouver



Peter J. Roberts, K.C.  
Counsel for Crowe MacKay & Company Ltd., court appointed liquidator for THE OWNERS STRATA PLAN LMS992

Certified to be a true copy of the Original document.



APR 06 2023

Clerk of the Provincial Court

This is Exhibit "D" referred to in the Affidavit #2 of Ashley Cheng made before me at Vancouver, British Columbia, this 5<sup>th</sup> day of March, 2025.

A Commissioner for taking Affidavits within British Columbia

Court File No. 38027  
ROBSON SQUARE REGISTRY

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA

BETWEEN:

REX  
(CITY OF VANCOUVER)



AND:

THE OWNERS STRATA PLAN LMS992

ORDER

BEFORE THE HONOURABLE ) THURSDAY, THE 30<sup>TH</sup> DAY  
JUDGE P STARK ) OF NOVEMBER 2023

THE OWNERS STRATA PLAN LMS992, being the owner of land and building at 3362 Vaness Avenue, Vancouver, British Columbia (the "Property"), and having been placed on an Order by the Honourable Judge Jamieson pursuant to the *Vancouver Charter* s. 333C on March 9, 2023;

THIS COURT ORDERS that the deadline for Crowe MacKay & Company Ltd., court appointed liquidator for THE OWNERS STRATA PLAN LMS992, to comply with the aforementioned Order of Honourable Judge Jamieson, be extended to September 30, 2024.

The Honourable Judge P Stark

Approved as to form:

David B. Clements  
Counsel for the City of Vancouver

Jillian Epp  
Counsel for Crowe MacKay & Company Ltd.,  
court appointed liquidator for THE OWNERS  
STRATA PLAN LMS992

Certified to be a true copy of the Original document.

DEC 14 2023  
Clerk of the Provincial Court



# Provincial Court Record of Proceedings and Endorsement of Information Continuation

Court File No.	38027
Court File No.	
Police Agency and File No.	

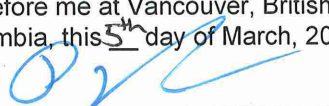
Name of Accused  
**The Owners Strata Plan LMS992**

Language \_\_\_\_\_  
 For \_\_\_\_\_

## COURT APPEARANCES

Video App. By	Date DD MMM YY	Time	Room	Reason	Interpreter Required	Clerk	A N P V	Counsel	A C D S N V	Prosecutor	V	Results	No JIR by Consent	Custody Status	B.W. (Time)	V-Vacated/ H-Hold	Seized	Prov. Court Judge	V
	03 NOV 21	9:30	101	FXD		JL	A	YAZAR, D	A	CLEMENTS, D.		SBC						JPCALLA	
Notes and Tape Nos. <input type="checkbox"/> See Inside																			
	24 NOV 22	9:30	101	FXD		SA	A	YAZAR, D	P	CLEMENTS, D.		SBC						JP SAYSON	
Notes and Tape Nos. <input type="checkbox"/> See Inside																			
	21 JAN 23	9:30	101	FXD		SA	A	YAZAR, D	P	CLEMENTS, D.		SBC						JPCALLA	
Notes and Tape Nos. <input type="checkbox"/> See Inside																			
	07 MAR 23	9:30	101	DSP		SA	A	ROBERTS, P.	P	CLEMENTS, D.		END						PLJ JAMIESON	
Notes and Tape Nos. <input type="checkbox"/> See Inside																			
	30 NOV 23	9:30	102	APP		SH	A	EPF, J.	P	CLEMENTS, D.		END						PLJ STARK	
Notes and Tape Nos. <input type="checkbox"/> See Inside APC - Extension to Sep 30, 2024 333c Order																			
Notes and Tape Nos. <input type="checkbox"/> See Inside																			
Notes and Tape Nos. <input type="checkbox"/> See Inside																			
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This is Exhibit "E" referred to in the Affidavit #2 of Ashley Cheng made before me at Vancouver, British Columbia, this 5<sup>th</sup> day of March, 2025.



A Commissioner for taking Affidavits within British Columbia

# and Endorsement of Information

Court File No.	8
38027	
Court File No.	
Police Agency and File No.	

Name of Accused  
**The Owners Strata Plan LMS942**

Language		COURT APPEARANCES														
Video App. By	Date DD MMM YY	Time	Room	Case No.	Defendant	Counsel	A C C N V	Prosecutor	V	Results	No JIR by Consent	Custody Status	V-Vacated/ H-Hold	Seized	Prov. Court Judge	V
	07 Oct 21	121	9:30	FXD	CV A KINGHORN, J	V CLEMENTS, D	V	SBC	V	SBC	N				JP SCHINDLER	V
Notes: <input type="checkbox"/> See Inside																
	18 NOV 21	131	9:30	FXD	CV A SCHEIDELBERG	V CLEMENTS, D	V	SBC	V	SBC	N				JP NORTON	V
Notes: <input type="checkbox"/> See Inside																
	19 NOV 21	121	9:30	FXD	VP A KINGHORN, J	V CLEMENTS, D	V	SBC	V	SBC	N				JP SAYSON	V
Notes: <input type="checkbox"/> See Inside																
	20 JAN 22	121	9:30	FXD	SH A KINGHORN, J	V CLEMENTS, D	V	SBC	V	SBC	N				JP SAYSON	V
Notes: <input type="checkbox"/> See Inside																
	17 FEB 22	121	9:30	FXD	SH A KINGHORN, J	V CLEMENTS, D	V	SBC	V	SBC	N				JP SCHINDLER	V
Notes: <input type="checkbox"/> See Inside																
	31 MAR 22	121	9:30	FXD	CV A SCHEIDELBERG	V CLEMENTS, D	V	SBC	V	SBC	N				JP SAYSON	V
Notes: <input type="checkbox"/> See Inside																
	23 JUN 22	121	9:30	FXD	CV A KINGHORN, J	V CLEMENTS, D	V	SBC	V	SBC	N				JP SAYSON	V
Notes: <input type="checkbox"/> See Inside																
	15 SEP 22	105	9:30	FXD	CV A KINGHORN, J	V CLEMENTS, D	V	SBC	V	SBC	N				JP GALLA	V
Notes: <input type="checkbox"/> See Inside																

**BANS**

DD	Date	MM	YY

**Order for Publication Ban**

s. 517(1) - Show Cause - JIR

s. 539(1) - Preliminary Inquiry

DD	Date	MM	YY

Information Read

Advised Language Choice

Information Amended

Waives Reading

English  French Trial

Bilingual Trial

s. 486.4(1) - (Application by Accused) Identity of complainant or witness - sexual offences

s. 486.4(2) - (Application by Crown, Complainant or Witness under 18) Identity of complainant or witness - sexual offences

s. 486.4(3) - Identity of witness under 18 or any victim - child pornography

s. 486.5(1) - Identity of complainant or witness

s. 486.5(2) - Identity of justice system participant

s. 672.51 - Mental Disorder Proceedings (See Insert)

Other

**JUDICIAL INTERIM RELEASE or DETENTION** ( See reverse for subsequent JIR)

Date Ordered DD MMM YY

Ordered by Judge / Justice: \_\_\_\_\_

Detention Order  Detained primarily because of previous conviction  Bail on Info. \_\_\_\_\_ covers this information

UTA  Detained under s. 524(4) or 524(6)  Covers other Info. (Specify) \_\_\_\_\_

OR \$ \_\_\_\_\_  Deposit \$ \_\_\_\_\_  Named Sureties \_\_\_\_\_

Sureties \_\_\_\_\_ \$ \_\_\_\_\_

Alternate Bail \_\_\_\_\_

Conditions  Passport  CC/MV Record

Change Date DD MMM YY

Remarks  Variation of Ball  Original Ball continues  Variation of Ball by Consent (Dated) \_\_\_\_\_

(Details of Variation) \_\_\_\_\_

**PLEAS AND FINDINGS**

DD	Date MMM	YY	Counts
09	MAR	23	1

Accused: The Owners Strataplan 445192 DOB: DD MMM YY

Court File No.: 38027 9  
Police Agency and File No.:

**Charges:**  
 Crown Proceeded:  Summarily  By Indictment  
 Election:  Prov. Court Judge  Judge  Judge & Jury  
 Re-election:  Prov. Court Judge  Judge  Judge & Jury  
 Plea:  Guilty  Not guilty as charged but guilty of section \_\_\_\_\_  
 Not Guilty  Other (Describe) \_\_\_\_\_  
 Re-enters/Changes Plea:  Guilty  Not guilty  Not guilty as charged but guilty of section \_\_\_\_\_

**FINDINGS**

DD	Date MMM	YY	Counts

Found guilty  
 Found not guilty  
 Found not guilty as charged but guilty of section \_\_\_\_\_  
 Dangerous Offender  Long-Term Offender  
 Mental Disorder (See Attachment)  Mistrial

**ALLEGATIONS**

Response:  Admits  Disputes  
 Findings:  Satisfied  Not Satisfied

**FINAL DISPOSITION**

DD	Date MMM	YY	Counts

Proceed on New Information Number \_\_\_\_\_  Mental Disorder - (See Attachment)  
 Stay of Proceedings by  Prosecutor  Judge (Name) \_\_\_\_\_  
 Withdrawn  Abated  Nullity  Quashed  
 Charges Dismissed  Accused Acquitted

**SENTENCE**

DD	Date MMM	YY	Counts

DD	Date MMM	YY	Counts
09	MAR	23	1

DD	Date MMM	YY	Counts

DD	Date MMM	YY	Counts

In Absentia  
 Recognizance to Keep Peace \$ \_\_\_\_\_ Duration \_\_\_\_\_  Surety \$ \_\_\_\_\_  Conditions (See Terms)  
 Common Law Peace Bond \$ \_\_\_\_\_ Duration \_\_\_\_\_ Name \_\_\_\_\_  Conditions (See Terms)  
 Absolute Discharge  
 Conditional Discharge  Suspended Sentence  
 Probation Duration \_\_\_\_\_  Conditions (See Terms)  
 Fine \$ 2,500  TTP forthwith  See Terms  Default - Consecutive  
 Fine \$ \_\_\_\_\_  TTP \_\_\_\_\_  See Terms  Default - Consecutive  
 Surcharge Exempted  Increased Surcharge \$ \_\_\_\_\_  See Terms  
 Restitution (s. 738) \$ \_\_\_\_\_ Pay To: \_\_\_\_\_  Consecutive  
 Driving Prohibition Duration \_\_\_\_\_ Sec.: \_\_\_\_\_  Mandatory (s. 109)(\_)  Discretionary (s. 110)   
 Firearms Prohibition Duration \_\_\_\_\_  Surrender within \_\_\_\_\_ to \_\_\_\_\_  
 Forfeiture  Return  Disposal \_\_\_\_\_  
 Child Contact Prohibition Duration \_\_\_\_\_  No Go (s. 161(1)(a))  Employment (s. 161(1)(b))  Computer (s. 161(1)(c))  
 Prohibition - Other Duration \_\_\_\_\_  Internet (s. 161(1)(d))  
 DNA  Primary (s. 487.051(1)(2))  Secondary (s. 487.051(3)(a)(b))  App. Denied  
 Reporting (487.051 (4)) Date \_\_\_\_\_ Time \_\_\_\_\_ Place \_\_\_\_\_  
 Conditional Sentence Duration \_\_\_\_\_  Conditions (See Terms)  Followed by Probation - Duration \_\_\_\_\_  Conditions (See Terms)  
 Jail sentence imposed \_\_\_\_\_  Consecutive to \_\_\_\_\_  Recommendations of Judge (See Terms)  
 Jail sentence imposed \_\_\_\_\_  Consecutive to \_\_\_\_\_  
 Actual pre-sentence time in custody \_\_\_\_\_  Credited pre-sentence time in custody \_\_\_\_\_  
 Jail term that would have been imposed before credit granted \_\_\_\_\_  
 Intermittent Jail - Duration \_\_\_\_\_ with Probation Duration \_\_\_\_\_  Conditions (See Terms)  
 Jail - Indeterminate (Dangerous Offender)  Long - Term Supervision Duration \_\_\_\_\_

TO CITY HALL MAY 6 2023

**MANDATORY VICTIM SURCHARGE**

DD	Date MMM	YY	Counts

Signature of CH Clerk of the Court on behalf of Judge/Justice J. MURPHY  
 Federal - CCC or CDSA  30% - of each fine \$ \_\_\_\_\_ (Total)  
 \$100 each summary conviction offence \$ \_\_\_\_\_ (Total)  
 \$200 each indictable offence \$ \_\_\_\_\_ (Total)  
 Provincial  15% - of each fine \$ \_\_\_\_\_ (Total)  
 Total Surcharge \$ \_\_\_\_\_  
 Time to pay  Same as Fine Or Due Date \_\_\_\_\_  
 2 mos from Sentence Date; or 2 mos. after WOC Expiry Date (Jail up to 22 mos.); or 2 yrs from Sentence Date (Jail over 22 mos.)

INFORMATION/DÉNONCIATION

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA  
DANS LE TRIBUNAL DE LA COLOMBIE-BRITANNIQUE

COURT FILE NUMBER NUMÉRO DE DOSSIER DE LA COUR <b>38027</b> COURT FILE NUMBER NUMÉRO DE DOSSIER DE LA COUR  POLICE FILE NUMBER NUMÉRO DE PROCES-VERBAL
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CANADA:

PROVINCE OF BRITISH COLUMBIA  
PROVINCE DE LA COLOMBIE-BRITANNIQUE:

This is the information of/Les présentes constituent la dénonciation de **J. LUK**, a Legal Assistant (the "the informant"/le "dénonciateur") of/de City of Vancouver, British Columbia.

The informant says that he/she has reasonable and probable grounds to believe and does believe that/Le(la) dénonciateur(trice) declare qu'il(elle) a des motifs raisonnables et probables et croit effectivement que


THE OWNERS STRATA PLAN LMS992 of c/o Dwell Property Management, 170 - 4311 Viking Way, Richmond, British Columbia V6V 2K9

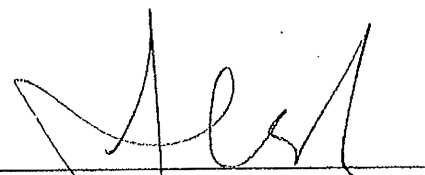
Count 1: On or about February 1, 2021, being the occupants of land and building at 3362 Vanness Avenue, Vancouver, British Columbia, did fail to comply with the order of Judicial Justice Schwartz dated December 1, 2020, to submit a complete application for any required permits to repair the failed structural framing at the north elevation of the premises, on or before January 31, 2021, contrary to the form of the enactment in such case made and provided.  
Section 333C(3) Vancouver Charter and Section 5 Offence Act

AFFIRMED BEFORE ME/ASSERMENTÉ DEVANT MOI  
ON/CE \_\_\_\_\_ 28th \_\_\_\_\_ DAY OF/JOUR DE


\_\_\_\_\_ July \_\_\_\_\_, \_\_\_\_\_ 2021 \_\_\_\_\_.

AT THE CITY OF VANCOUVER  
BRITISH COLUMBIA

  
\_\_\_\_\_  
A JUSTICE OF THE PEACE IN AND FOR  
THE PROVINCE OF BRITISH COLUMBIA  
JUGE DE PAIX DANS ET POUR LA PROVINCE DE  
LA COLOMBIE-BRITANNIQUE

  
\_\_\_\_\_  
(SIGNATURE OF INFORMANT)  
(SIGNATURE DU DÉNONCIATEUR)

Summons (Mail) \_\_\_\_\_ PROCESS CONFIRMED/  
ACTE DE PROCEDURE CONFIRMÉ

  
\_\_\_\_\_  
A JUSTICE OF THE PEACE IN AND FOR  
THE PROVINCE OF BRITISH COLUMBIA  
JUGE DE PAIX DANS ET POUR LA PROVINCE DE  
LA COLOMBIE-BRITANNIQUE

**Peter Roberts (3158) - 14Flr**

**From:** Peter Roberts (3158) - 14Flr <proberts@lawsonlundell.com>  
**Sent:** October 1, 2024 12:19 PM  
**To:** 'Clements, David'  
**Cc:** Ashley Cheng (3316) - 14Flr; 'Jessica.Luk@vancouver.ca'; Derek Lai  
**Subject:** RE: Court file 38027 - Owners of Strata Plan LMS992 - Completion of Joyce Place sale  
**Attachments:** Joyce Place - TITLE-CB1583726-PID-032-332-360 - NEW TITLE - September 24, 2024.PDF

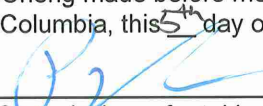
David,

By way of update on this matter, I write to advise that the sale of the entire Joyce Place strata lands to Intracorp was completed on September 9, 2024. Attached is a recent title search confirming this transfer. As part of this transfer of title, The Owners, Strata Plan LMS 992, was dissolved and ceased to exist as a legal entity. As this sale was contemplated as one resolution of these proceedings against The Owners, Strata Plan LMS 992, we assume that this matter is at an end. Please let us know if you view the matter differently.

Regards,

Peter J. Roberts, K.C. (he/him) | Partner  
 Lawson Lundell LLP  
 D 604.631.9158 | F 604.641.4400

This is Exhibit "F" referred to in the Affidavit #2 of Ashley Cheng made before me at Vancouver, British Columbia, this 5<sup>th</sup> day of March, 2025.

  
 A Commissioner for taking Affidavits  
 within British Columbia

**From:** Jillian Epp (3602) - 14Flr <jepp@lawsonlundell.com>  
**Sent:** Tuesday, December 5, 2023 3:57 PM  
**To:** Clements, David <David.Clements@vancouver.ca>  
**Cc:** Ashley Cheng (3316) - 14Flr <acheng@lawsonlundell.com>; Jessica.Luk@vancouver.ca  
**Subject:** RE: Court file 38027 - Owners of Strata Plan LMS992 - Ext Order

Thank you, Jessica.

David – would you consent to adding in the following term that was also included in Judge Jamieson’s Order:

“THIS COURT FURTHER ORDERS that leave is granted to Crowe MacKay & Company Ltd., court appointed liquidator for THE OWNERS STRATA PLAN LMS992, to apply for an extension of time to the deadline herein.”

If things proceed as expected, we don’t anticipate needing to apply for another extension. However, including this term may help avoid a future problem.

Regards,  
 Jillian

Jillian Epp (she/her) | Associate  
 Lawson Lundell LLP  
 D 604.631.3602 | F 604.669.1620

**From:** Luk, Jessica <Jessica.Luk@vancouver.ca>  
**Sent:** Tuesday, December 5, 2023 2:52 PM



To: Jillian Epp (3602) - 14Flr <jjepp@lawsonlundell.com>; Ashley Cheng (3316) - 14Flr <acheng@lawsonlundell.com>  
Cc: Clements, David <David.Clements@vancouver.ca>  
Subject: Court file 38027 - Owners of Strata Plan LMS992 - Ext Order

[THIS MESSAGE ORIGINATED FROM OUTSIDE OUR FIRM]

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Good afternoon,

Please find attached the extension order for court file 38027.  
Kindly review and if approved, please sign, and return via email to me and our office will arrange filing.

Thank you,

Jessica Luk  
Legal Assistant  
City of Vancouver, Law Department - By-law Prosecutions  
270 - 900 Howe Street, Vancouver BC V6Z 2M4  
Phone: 604-665-3528 | Fax: 604-665-2191



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x<sup>m</sup>məθk<sup>w</sup>əyəm (Musqueam), S<sup>k</sup>wəxwú7mesh (Squamish), and səlilwətə+ (Tsleil-Waututh) peoples.*

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**TITLE SEARCH PRINT**

File Reference: 000999

Declared Value \$41400000

13  
2024-09-24, 10:34:36  
Requestor: Nikka Borja

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

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** CB1583726  
From Title Number CB1583724

**Application Received** 2024-09-09

**Application Entered** 2024-09-20

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: INTRACORP VANNESS NOMINEE LTD., INC.NO. BC1431335  
SUITE 600-550 BURRARD STREET  
VANCOUVER, BC  
V6C 2B5

**Taxation Authority** Vancouver, City of

**Description of Land**  
Parcel Identifier: 032-332-360  
Legal Description:  
LOT 1 BLOCKS 155 AND 156 DISTRICT LOT 37 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN EPP139204

**Legal Notations**  
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CB1583729  
FILED 2024-09-09

**Charges, Liens and Interests**

Nature: MORTGAGE  
Registration Number: BA484876  
Registration Date and Time: 2006-04-03 12:56  
Registered Owner: THE TORONTO-DOMINION BANK  
Remarks: AS TO AN UNDIVIDED 725/44454 INTEREST

Nature: MORTGAGE  
Registration Number: CA195951  
Registration Date and Time: 2006-04-03 13:27  
Registered Owner: THE TORONTO-DOMINION BANK  
Remarks: AS TO AN UNDIVIDED 1376/44454 INTEREST

**TITLE SEARCH PRINT**

File Reference: 000999

Declared Value \$41400000

Nature: MORTGAGE  
 Registration Number: BA333895  
 Registration Date and Time: 2006-11-03 11:51  
 Registered Owner: ROYAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 640/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: BB390033  
 Registration Date and Time: 2007-04-25 10:54  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE  
 Remarks: AS TO AN UNDIVIDED 564/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA432163  
 Registration Date and Time: 2007-04-30 13:52  
 Registered Owner: HSBC BANK CANADA  
 Remarks: AS TO AN UNDIVIDED 571/44454 INTEREST

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  
 Remarks: AS TO AN UNDIVIDED 605/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: BB838173  
 Registration Date and Time: 2008-03-04 12:08  
 Registered Owner: NORTH SHORE CREDIT UNION  
 Remarks: AS TO AN UNDIVIDED 624/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: BB979147  
 Registration Date and Time: 2008-07-09 11:58  
 Registered Owner: THE TORONTO-DOMINION BANK  
 Remarks: AS TO AN UNDIVIDED 1376/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: BB1094914  
 Registration Date and Time: 2009-07-30 12:35  
 Registered Owner: ROYAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 711/44454 INTEREST

**TITLE SEARCH PRINT**

File Reference: 000999

Declared Value \$41400000

Nature: MORTGAGE  
 Registration Number: BB1096865  
 Registration Date and Time: 2009-08-13 12:39  
 Registered Owner: CIBC MORTGAGES INC.  
 INCORPORATION NO. A33457  
 Remarks: AS TO AN UNDIVIDED 605/44454 INTEREST

Nature: ASSIGNMENT OF RENTS  
 Registration Number: BB1096866  
 Registration Date and Time: 2009-08-13 12:39  
 Registered Owner: CIBC MORTGAGES INC.  
 INCORPORATION NO. A33457  
 Remarks: AS TO AN UNDIVIDED 605/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: BB1251258  
 Registration Date and Time: 2010-03-30 13:20  
 Registered Owner: THE TORONTO-DOMINION BANK  
 Remarks: AS TO AN UNDIVIDED 1040/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA1959129  
 Registration Date and Time: 2011-04-01 10:23  
 Registered Owner: THE TORONTO-DOMINION BANK  
 Transfer Number: CA2804810  
 Remarks: AS TO AN UNDIVIDED 590/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA2019095  
 Registration Date and Time: 2011-05-19 10:04  
 Registered Owner: THE TORONTO-DOMINION BANK  
 Remarks: AS TO AN UNDIVIDED 610/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: BB1326675  
 Registration Date and Time: 2011-06-07 11:02  
 Registered Owner: ROYAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 564/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA2379480  
 Registration Date and Time: 2012-02-03 14:17  
 Registered Owner: ROYAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 528/44454 INTEREST

**TITLE SEARCH PRINT**

File Reference: 000999

Declared Value \$41400000

Nature: MORTGAGE  
 Registration Number: CA2401284  
 Registration Date and Time: 2012-02-21 11:25  
 Registered Owner: THE TORONTO-DOMINION BANK  
 Remarks: AS TO AN UNDIVIDED 1376/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA2986966  
 Registration Date and Time: 2013-02-07 14:57  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE  
 Remarks: AS TO AN UNDIVIDED 656/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA3107184  
 Registration Date and Time: 2013-05-02 10:19  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE  
 Remarks: AS TO AN UNDIVIDED 659/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA3294531  
 Registration Date and Time: 2013-08-15 13:03  
 Registered Owner: ROYAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 509/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA3465562  
 Registration Date and Time: 2013-11-20 15:43  
 Registered Owner: SCOTIA MORTGAGE CORPORATION  
 INCORPORATION NO. A85153  
 Remarks: AS TO AN UNDIVIDED 668/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA3478123  
 Registration Date and Time: 2013-11-28 06:54  
 Registered Owner: CIBC MORTGAGES INC.  
 INCORPORATION NO. A33457  
 Remarks: AS TO AN UNDIVIDED 640/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA3479989  
 Registration Date and Time: 2013-11-28 12:12  
 Registered Owner: THE TORONTO-DOMINION BANK  
 Remarks: AS TO AN UNDIVIDED 647/44454 INTEREST



**TITLE SEARCH PRINT**

File Reference: 000999

Declared Value \$41400000

Nature: MORTGAGE  
 Registration Number: CA3837762  
 Registration Date and Time: 2014-07-14 14:23  
 Registered Owner: FIRST NATIONAL FINANCIAL GP CORPORATION  
 INCORPORATION NO. A0067816  
 Remarks: AS TO AN UNDIVIDED 624/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA4475774  
 Registration Date and Time: 2015-06-19 10:32  
 Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION  
 IN TRUST, SEE BL51963  
 Remarks: AS TO AN UNDIVIDED 550/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA5008718  
 Registration Date and Time: 2016-02-26 10:12  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE  
 Remarks: AS TO AN UNDIVIDED 1020/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA5112173  
 Registration Date and Time: 2016-04-15 10:58  
 Registered Owner: SCOTIA MORTGAGE CORPORATION  
 INCORPORATION NO. A85153  
 Remarks: AS TO AN UNDIVIDED 595/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA6453732  
 Registration Date and Time: 2017-11-20 10:06  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE  
 Remarks: AS TO AN UNDIVIDED 1040/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA6476812  
 Registration Date and Time: 2017-11-29 14:26  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE  
 Remarks: AS TO AN UNDIVIDED 705/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA7110616  
 Registration Date and Time: 2018-10-04 15:46  
 Registered Owner: ROYAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 622/44454 INTEREST

**TITLE SEARCH PRINT**

File Reference: 000999

Declared Value \$41400000

Nature: MORTGAGE  
 Registration Number: CA8063355  
 Registration Date and Time: 2020-02-28 15:22  
 Registered Owner: NATIONAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 613/44454 INTEREST

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  
 Remarks: AS TO AN UNDIVIDED 639/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA9140140  
 Registration Date and Time: 2021-06-28 16:29  
 Registered Owner: ROYAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 586/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CA9676109  
 Registration Date and Time: 2022-01-27 16:37  
 Registered Owner: ROYAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 1022/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CB423615  
 Registration Date and Time: 2023-01-11 06:02  
 Registered Owner: NATIONAL BANK OF CANADA  
 Remarks: AS TO AN UNDIVIDED 678/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CB1075611  
 Registration Date and Time: 2023-12-13 14:23  
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE  
 Remarks: AS TO AN UNDIVIDED 690/44454 INTEREST

Nature: MORTGAGE  
 Registration Number: CB1583727  
 Registration Date and Time: 2024-09-09 11:36  
 Registered Owner: THE BANK OF NOVA SCOTIA  
 Remarks: INTER ALIA

**TITLE SEARCH PRINT**

File Reference: 000999

Declared Value \$41400000

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1583728
Registration Date and Time:	2024-09-09 11:36
Registered Owner:	THE BANK OF NOVA SCOTIA
Remarks:	INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications**

Parcel Identifier:	032-332-360
Application Number/Type:	CB1603490 CHARGE RELEASE
Application Number/Type:	CB1603491 CHARGE RELEASE
Application Number/Type:	CB1605793 CHARGE RELEASE
Application Number/Type:	CB1611137 CHARGE RELEASE