



NO. S-217956  
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

**ORDER MADE AFTER APPLICATION**

	)		)
	)		)
BEFORE	)	THE HONOURABLE	)
	)		)
	)	JUSTICE MARZARI	)
	)		)
	)		)

19/OCT/2022

ON THE APPLICATION of the Petitioner, The Owners, Strata Plan LMS 992, coming on for hearing at 800 Smithe Street, Vancouver, British Columbia on April 19 and 20, 2022, and on hearing G. Stephen Hamilton, counsel for the Petitioner, Claire Armstrong, counsel for the Respondents, Kenneth Kwok Ying Chan, Yuen Mei Lin Chan, Che Wing Chan, Yat Sin Wong, Ardeshir Soltani Razagh Sarab and 0837963 B.C. Ltd. (the “**Commercial Owner Respondents**”), Jordanna Cytrynbaum and Rajit Mittal, counsel for the Developer, Intracorp Vanness Limited Partnership, Peter J. Roberts, K.C., counsel for Crowe MacKay & Company Ltd., and no one else appearing, although duly notified in accordance with the *Supreme Court Civil Rules*, AND JUDGMENT being reserved to this date:

**THIS COURT ORDERS that:**

1. The resolution passed at the special general meeting of The Owners, Strata Plan LMS 992 (the “**Strata Corporation**”) held on July 7, 2021, at which it was resolved to:
  - (a) cancel Strata Plan LMS 992 (the “**Strata Plan**”); and
  - (b) dissolve the Strata Corporation;

- (c) appoint Crowe MacKay & Company Ltd. (Derek Lai) of 1100-1177 West Hastings Street, Vancouver, BC, as liquidator (the “**Liquidator**”);
- (d) surrender to the Liquidator each owner’s interest in:
  - (i) the 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) approve the estimated costs of winding up at \$250,000.00; and
- (f) confirm the interest schedule (the “**Interest Schedule**”) referred to in section 278 of the *Strata Property Act*, SBC 1998 c 43 (the “**SPA**”);

be and is hereby confirmed.

2. The appointment of Crowe MacKay & Company Ltd. (Derek Lai), of 1100-1177 West Hastings Street, Vancouver, BC, as the Liquidator of the Strata Corporation be and is hereby confirmed.

3. Upon filing of a certified copy of this order in the Land Title Office, the interest of each of the registered owners set out in Schedule “A” to this Order in:

- (a) The land shown on the Strata Plan, and land held in the name of or on behalf of the Strata Corporation but not shown on the Strata Plan (the “**Lands**”); and
- (b) The personal property held by or on behalf of the Strata Corporation (the “**Personal Property**”)

be surrendered to and vested in the Liquidator, for the purposes of selling the Lands and the Personal Property, subject to the mortgages, assignments of rent, and other charges registered on title to strata lots 1 to 63 and the common property of the Lands.

4. It is hereby declared that upon the surrender to and vesting in the Liquidator of title to the Lands, it has been proven to the satisfaction of the court on investigation that the Liquidator has good, safe-holding and marketable title to the Lands.

5. The sale of the Lands to Intracorp Vanness Limited Partnership (the “**Purchaser**”) pursuant to the terms of the purchase and sale agreement between the purchaser and Strata Corporation dated January 11, 2021 and amendments (together, the “**PSA**”) is approved;

6. The Liquidator shall not file this order at the Land Title Office until immediately before title to the Lands is to be transferred to the Purchaser.

7. The Interest Schedule attached to this Order as Appendix "B" be and hereby is approved and the Interest Schedule shall be the interest schedule for the purposes of sections 278 and 280 of the *SPA* and shall be used to determine each individual strata owners' share of the proceeds of distribution on any sale of the Lands and the Personal Property;

8. It is ordered that the authority and powers of the Liquidator shall include:

- (a) To expend the balance of the funds in the contingency reserve fund as may be required to pay for the legal, liquidation and other transaction costs of the winding up;
- (b) To the extent that the costs of the legal, liquidation and other transaction costs exceed the total of the contingency reserve fund then to be paid reasonable remuneration out of the proceeds of the sale of the Lands, subject to the right of any Registered Owner to assess that remuneration;
- (c) To employ or retain such other professional services or advisors that are reasonably necessary for the winding up of the Strata Corporation and the cancellation of the Strata Plan;
- (d) To deal with any creditors of the Strata Corporation, including the payment, compromise or settlement of any claims by those creditors;
- (e) To pay costs, charges and expenses, properly incurred and to be incurred with respect to the winding up of the Strata Corporation and the cancellation of the Strata Plan;
- (f) To market and negotiate the sale of the Personal Property;
- (g) To sell the Lands subject to the requirements of section 282 of the *SPA* or further order of the Court, and specifically to enter into all necessary documents and agreements whether on behalf of the Strata Corporation or in its own capacity to facilitate the sale of the Lands;
- (h) To distribute the proceeds from the sale of the Lands and the Personal Property in accordance with the Interest Schedule; and
- (i) In the discretion of the Liquidator, to seek from the Court further orders or directions as may be necessary.

9. The Liquidator is entitled to recover its respective fees and costs of this proceeding and the liquidation, on a solicitor and client basis, and such fees and costs shall be

paid from, and form a charge upon the proceeds of the sale of the Lands, and the Personal Property.

10. Upon completion of a sale of the Lands in accordance with the terms of the PSA, the sale proceeds, including deposits and other adjustments, shall be paid by or on behalf of the purchaser to Lawson Lundell LLP in trust, to stand in the place and stead of the Lands, and may be paid out or dealt with by Lawson Lundell LLP in the following manner in accordance with the terms of this order and at the direction of the Liquidator:

- (a) Firstly, in payment of all matters of adjustment with respect to the sale of the Lands, including without limitation outstanding water and sewer rates, and interest and penalties thereon owing in connection with the Lands (the “Adjustments”) and, in the event any Registered Owner(s) is responsible for all or a part of the Adjustments paid pursuant to this subparagraph, then the amount of the Adjustments attributable to that Registered Owner(s) and paid from the sale proceeds (the “Individual Adjustment”) shall be deducted from that portion of the sale proceeds otherwise to be paid to that Registered Owner(s) in accordance with the Interest Schedule;
- (b) Secondly, in payment of any legal fees, including disbursements and taxes, real estate commission, appraiser’s fees and other similar expenses incurred by the Strata Corporation or the Liquidator in relation to this proceeding and the sale of the Lands;
- (c) Thirdly, the remainder of the sale proceeds shall be divided rateably among the Registered Owners in accordance with the Interest Schedule and, in advance of any payment to the Registered Owners:
  - (i) Any Individual Adjustments paid on behalf of the particular Registered Owner(s) shall be deducted from the individual entitlement of the particular Registered Owner(s);
  - (ii) In the case of any Registered Owner(s) with mortgages and/or other financial charges or encumbrances registered on title to their interest in the Lands, payment of the outstanding balance on such obligations shall be made to each of the mortgagees and/or creditors (as the case may be) from the individual entitlement of the particular Registered Owner(s); and
  - (iii) The remainder of the sale proceeds attributed to a particular Registered Owner shall be paid to that Registered Owner or as directed in writing by that Registered Owner.

11. The Liquidator shall incur no liability or obligation as a result of his appointment or the carrying out of the terms of this order, save and except for:

- (a) Any gross negligence or wilful misconduct on his part; or
- (b) Amounts in respect of obligations imposed on liquidators by applicable legislation.

12. The Liquidator and its legal counsel shall pass their accounts from time to time and, for this purpose, the accounts of the Liquidator and its legal counsel are hereby referred to a Judge of this Court and may be heard on a summary basis.

13. Prior to the passing of its accounts, the Liquidator be at liberty from time to time to apply reasonable amounts, out of monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the normal rate and charges of the Liquidator or its counsel, and such amounts shall constitute advances against remuneration and disbursements when and as approved by the Court.

14. Pursuant to s. 100(4)(a) of the *Land Title Act*, R.S.B.C. 1996, c.250, the consents of the owners in fee simple of each of the strata units comprising the Lands and each holder of a registered charge on title to any of the strata units comprising the Lands are deemed to have been obtained and such consent is otherwise dispensed with for the purposes of filing any reference plan or an explanatory plan with the Land Title Office in relation to the Lands.

15. The Petitioner be at liberty to apply to Court for such further and other directions and orders as may be necessary to carry out the full purpose and intent of these Orders, including the approval of any sale of the land shown on Stata Plan LMS 992.

16. Within twenty-eight (28) days of the date of this order, the registered owners of all strata lots shall produce to the Liquidator true copies of any and all current leases or tenancy agreements in respect of each registered owner's strata lot. Upon receipt of such leases or tenancy agreements, the Liquidator will provide copies of same to the Purchaser in a timely manner.

17. All registered strata lot owners are hereby prohibited from entering into any new leases or tenancy agreements and modifying any existing leases or tenancy agreements, if the effect of the new or modified lease or tenancy agreement is to create, extend, or renew the term of any lease or tenancy agreement for a period of time that expires after November 10, 2024.

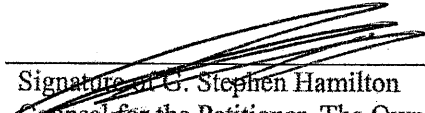
18. The Respondents, Kenneth Kwok Ying Chan, Yuen Mei Lin Chan, Che Wing Chan, Yat Sin Wong, Ardeshir Soltani Razagh Sarab, and 0837963 B.C. Ltd. will pay the Petitioner's costs for this Petition at Scale B.

19. This order may be endorsed as to form electronically and in counterpart.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

Digitally signed by  
Marzari, J

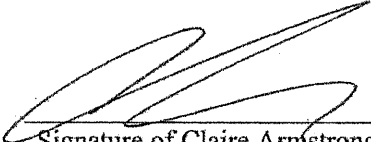
By the Court



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Signature of G. Stephen Hamilton  
Counsel for the Petitioner, The Owners,  
Strata Plan LMS 992

Registrar



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Signature of Claire Armstrong  
Counsel for the Commercial Owner  
Respondents, Kenneth Kwok Ying Chan,  
Yuen Mei Lin Chan, Che Wing Chan,  
Yat Sin Wong, Ardeshir Soltani Razagh  
Sarab and 0837963 B.C. Ltd.

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Signature of Jordanna Cytrynbaum  
Counsel for the Developer, Intracorp  
Vanness Limited Partnership

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Signature of Peter J. Roberts, K.C.  
Counsel for the Liquidator,  
Crowe MacKay & Company Ltd.

18. The Respondents, Kenneth Kwok Ying Chan, Yuen Mei Lin Chan, Che Wing Chan, Yat Sin Wong, Ardeshir Soltani Razagh Sarab, and 0837963 B.C. Ltd. will pay the Petitioner's costs for this Petition at Scale B.

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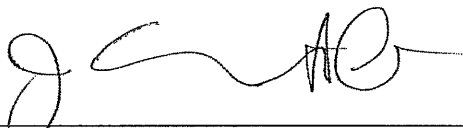
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Signature of G. Stephen Hamilton  
Counsel for the Petitioner, The Owners,  
Strata Plan LMS 992

Registrar

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Signature of Claire Armstrong  
Counsel for the Commercial Owner  
Respondents, Kenneth Kwok Ying Chan,  
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Yat Sin Wong, Ardeshir Soltani Razagh  
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Signature of Jordanna Cytrynbaum  
Counsel for the Developer, Intracorp  
Vanness Limited Partnership

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Counsel for the Liquidator,  
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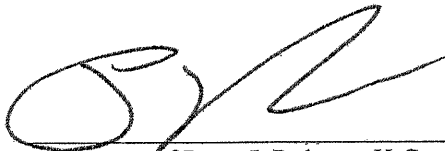
Registrar

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Signature of Claire Armstrong  
Counsel for the Commercial Owner  
Respondents, Kenneth Kwok Ying Chan,  
Yuen Mei Lin Chan, Che Wing Chan,  
Yat Sin Wong, Ardeshir Soltani Razagh  
Sarab and 0837963 B.C. Ltd.

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Signature of Jordanna Cytrynbaum  
Counsel for the Developer, Intracorp  
Vanness Limited Partnership



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Signature of Peter J. Roberts, K.C.  
Counsel for the Liquidator,  
Crowe MacKay & Company Ltd.



## SCHEDULE A

## LIST OF REGISTERED OWNERS

Strata Lot No.	Registered Owner	Postal Address, Unit No.
1	Forning Chan, Kevin Gan Chan	3362 Vanness Avenue, Vancouver, BC, V5R 5A8
2	Sohail Merchant, Rashida Merchant	3364 Vanness Avenue, Vancouver, BC, V5R 5A8
3	Panee Limapichat	3366 Vanness Avenue, Vancouver, BC, V5R 5A8
4	Wilbert De Asis	3368 Vanness Avenue, Vancouver, BC, V5R 5A8
5	Tung Chi Tran, Le Khanh Trang Ho	3370 Vanness Avenue, Vancouver, BC, V5R 5A8
6	Xi Run Zhu, Man Wen Chen	3372 Vanness Avenue, Vancouver, BC, V5R 5A8
7	Van Quang Vu, Hoa Nguyen	3374 Vanness Avenue, Vancouver, BC, V5R 5A8
8	Peggy Tong	3376 Vanness Avenue, Vancouver, BC, V5R 5A8
9	Kenneth Kwok Ying Chan, Mei Lin Yuen Chan	3378 Vanness Avenue, Vancouver, BC, V5R 5A8
10	Che Wing Chan, Yat Sin Wong	3382 Vanness Avenue, Vancouver, BC, V5R 5A8
11	0837963 BC Ltd.	3384 Vanness Avenue, Vancouver, BC, V5R 5A8
12	Calvin Louie, Grace Louie	301 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
13	Jason Chan	302 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
14	Kim Teng Tay, Jet Fah Chai	303 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
15	Sean Anthony McKee	304 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
16	Wai Ho Johnny Chan, Pui Man Lee, Jimmy Wai Keung Chan	305 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
17	Michele Benitez	306 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
18	Victor Cortero Hallare, Aida Berce Hallare	401 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
19	Celine Yvonne Diamond	402 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
20	Angelita Lopez Ferrer	403 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8

21	Lai Kwan Yuen	404 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
22	Yufu Li	405 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
23	Henry Romero Cabanizas, Precilda Padillo Cabanizas	406 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
24	Roman Alejandro Chiang, Tak In Lao	501 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
25	Hai Ming Wu	502 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
26	David Clyde Mangelsdorf	503 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
27	Julius Cajetan Desilva, Enakshi Patro, Joseph Peter D'Silva	504 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
28	Chuk Chuen Leung	505 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
29	Merlita Sosa	506 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
30	Ferdinand Magalued Aquino, Jocelyn Bambalan Aquino	601 - 3380 Vanness Avenue, Vancouver, BC, V5R 5A8
31	Aiguo Xu, Xueying Yang	602 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
32	Seiichiro Tamura	603 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
33	Li Wei Zhu	604 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
34	Tommy Jian Qiang Zhou	605 - 3380 Vanness Avenue, Vancouver, BC, V5R 5A8
35	0753861 B.C. Ltd.	606 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
36	Cynthia Paronable Guillergan	701 - 3380 Vanness Avenue, Vancouver, BC, V5R 5A8
37	Marilyn Maiso Tagab	702 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
38	Zakia Saad	703 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
39	Carlos Jesus Cordeiro	704 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
40	Chitra Suryakumar	705 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
41	Daniel Agcaoili, Maryann Agcaoili	706 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8

42	Benjamin Abenojar Peralta, Febe Paclibare Peralta	801 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
43	Elsie Marayag, Reynaldo Lucas Marayag	802 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
44	Kwok-Wai Ricky Hon & Chiu Kwan Hon	803 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
45	Yeuk Ching Ho	804 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
46	Nader Parandakhteh	805 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
47	Jennifer Reed, Timothy Joel Osier	806 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
48	Florina Beley Tobias	901 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
49	Kit Fong Lee	902 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
50	Mila Savitski	903 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
51	Wei Liu, Yan Hong Xie	904 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
52	Letecia Marzan Banta, Noel Banta Banta	905 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
53	Yick Kam Chan, Yin Bing Chan	906 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
54	Andrew Kwok Koo Cheung, Pearl Cheung	1001 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
55	Ha Dang	1002 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
56	Brian Yan Muk	1003 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
57	Teresa Louise Dirks, Douglas John Dirks	1004 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
58	Vivian Wai Blaker	1005 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
59	Harinder Singh Khangura	1006 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
60	Peter Byrne, Ann Byrne	1101 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
61	Ka Lok Chan, Che Wing Chan	1102 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
62	Simon Davison	1103 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8
63	Sean Dimitrie	1104 - 3380 Vanness Avenue, Vancouver, BC, V5R 6B8

## SCHEDULE B

## LIST OF CHARGEHOLDERS

Strata Lot No.	Registered Chargeholder	Postal Address of Holder of Registered Charge
1	N/A	N/A
2	N/A	N/A
3	The Bank of Nova Scotia (Mortgage filed under CA4263614)	#9 - 4299 Kingsway, Burnaby, BC V5H 1Z5
4	Canadian Imperial Bank of Commerce (Mortgage filed under CA6453732)	PO Box 115 Commerce Court Postal Stn., Toronto, ON M5L 1E5
5	Canadian Imperial Bank of Commerce (Mortgage filed under BB202153)	6011 No. 3 Road, Richmond, BC V6Y 2B2
	CIBC Mortgages Inc. (Mortgage filed under CA1911373)	5th Floor, 400 Burrard Street, Vancouver, BC V6C 3A6
6	The Toronto-Dominion Bank (Mortgage filed under BB1251258)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8
7	Canadian Imperial Bank of Commerce (Mortgage filed under CA5008718)	100 University Avenue, 3rd Floor, Toronto, ON M5J 2X4
8	N/A	N/A
9	N/A	N/A
10	N/A	N/A
11	North Shore Credit Union (Mortgage filed under CA972195)	#203 - 1111 Lonsdale Avenue, North Vancouver, BC V7M 2H4
12	N/A	N/A
13	Vancouver City Savings Credit Union (Mortgage filed under CA4475774)	3305 Kingsway, Vancouver, BC V5R 5K6
14	N/A	N/A
15	N/A	N/A
16	N/A	N/A

17	ING Bank of Canada (Mortgage filed under BT398320)	3389 Steeles Avenue East 6th, Toronto, ON
18	Royal Bank of Canada (Mortgage filed under CA2379480)	180 Wellington Street West, Toronto, ON M5J 1J1
19	Canadian Imperial Bank of Commerce (Mortgage filed under BB390033)	1427 Kingsway, Vancouver, BC V5N 2R6
20	Royal Bank of Canada (Mortgage filed under CA3294531)	10 York Mills Road, 3rd Floor, Toronto, ON M2P 0A2
21	HSBC Bank Canada (Mortgage filed under CA432163)	11th Floor, 401 West Georgia Street, Vancouver, BC V6B 5A1
22	N/A	N/A
23	Royal Bank of Canada (Mortgage filed under BB1326675)	180 Wellington Street West, Toronto, ON M5J 1J1
24	N/A	N/A
25	N/A	N/A
26	N/A	N/A
27	The Toronto-Dominion Bank (Mortgage filed under CA2019095)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8
28	N/A	N/A
29	Royal Bank of Canada (Mortgage filed under CA9140140)	10 York Mills Road, 3 <sup>rd</sup> Floor Toronto, ON M2P 0A2
30	The Toronto-Dominion Bank (Mortgage filed under CA3479989)	500 Edmonton City Centre East, Edmonton, AB T5J 5E8
31	N/A	N/A
32	N/A	N/A
33	N/A	N/A
34	Vancouver City Savings Credit Union (Mortgage filed under CA6004584)	188 East Pender Street, Vancouver, BC V6A 1T3

35	CIBC Mortgages Inc. (Mortgage filed under BB1096865)	400 Burrard Street, 5th Floor, Vancouver, BC V6C 3A6
36	Scotia Mortgage Corporation (Mortgage filed under CA3465562)	6498 Fraser Street, Vancouver, BC V5W 3A5
37	First National Financial GP Corporation (Mortgage filed under CA3837762)	100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6
	Jason Sullano Asis aka Jason Asis (Certificate of Pending Litigation filed under CA6923643)	303-460 East 15th Avenue, Vancouver, BC V5T 2R4
38	N/A	N/A
39	Canadian Imperial Bank of Commerce (Mortgage filed under CA2986966)	4101 Hastings Street, Burnaby, BC V5C 2J3
40	Scotia Mortgage Corporation (Mortgage filed under CA5112173)	1 West Broadway, Vancouver, BC V5Y 1P1
41	North Shore Credit Union (Mortgage filed under BB838173)	1100 Lonsdale Avenue, North Vancouver, BC V7M 2H3
42	Canadian Imperial Bank of Commerce (Mortgage filed under CA8857022)	PO Box 115 Commerce Court Postal Station Toronto, ON M5L 1E5
43	CIBC Mortgages Inc. (Mortgage filed under CA3478123)	1745 West 8th Avenue - Level B1, Vancouver, BC V6J 4T3
44	N/A	N/A
45	N/A	N/A
46	Computershare Trust Company of Canada (Mortgage filed under CA711670)	100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6
47	Royal Bank of Canada (Mortgage filed under BA333895)	180 Wellington Street West, Toronto, ON M5J 1J1
48	Royal Bank of Canada (Mortgage filed under BB1094914)	180 Wellington Street West, Toronto, ON M5J 1J1
49	Canadian Imperial Bank of Commerce (Mortgage filed under CA3107184)	501 Main Street, Vancouver, BC V6A 2V2

50	The Toronto-Dominion Bank (Mortgage filed under CA1959129)	500 Edmonton City Centre East, 10205 - 101 Street, 5th Floor, Edmonton, AB T5J 5E8
51	Computershare Trust Company of Canada (Mortgage filed under BB1672123)	c/o First National Financial GP Corporation 100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6
52	Royal Bank of Canada (Mortgage filed under CA7110616)	10 York Mills Road, 3rd Floor, Toronto, ON M2P 0A2
53	The Bank of Nova Scotia (Mortgage filed under CA3104397)	101 - 268 Keefer Street, Vancouver, BC V6A 1X5
54	The Toronto-Dominion Bank of Canada (Mortgage filed under BA484876)	2198 West 41st Avenue, Vancouver, BC, V6M 1Z1
55	N/A	N/A
56	National Bank of Canada (Mortgage filed under CA8063355)	500 Place D'Armes, 22nd Floor, Montreal, QC, H2Y 2W3
57	Canadian Imperial Bank of Commerce (Mortgage filed under CA6476812)	Box 115, Commerce Court Postal Station, Toronto, ON M5L 1E5
58	Vancouver City Savings Credit Union (Mortgage filed under CA9137567)	5594 Cambie Street, Vancouver, BC V5Z 3Y5
59	N/A	N/A
60	The Toronto-Dominion Bank (Mortgage filed under CA2401284)	500 Edmonton City Centre East, 10205 - 101 Street, 5th Floor, Edmonton, AB T5J 5E8
61	N/A	N/A
62	The Bank of Nova Scotia (Mortgage filed under CA4816000)	1 West Broadway, Vancouver, BC V5Y 1P1
63	The Toronto-Dominion Bank (Mortgage filed under CA195951)	237-610 6th Street, New Westminster, BC V3L 5V1
	The Toronto-Dominion Bank (Mortgage filed under BB979147)	500, 10004 Jasper Ave., Edmonton, AB T5J 1R3

	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



## APPENDIX "B"

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	SEIICHIRO 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 Battlison 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
	<b>TOTAL:</b>			<b>44454</b>	<b>100.00000%</b>	<b>\$ 41,400,000.00</b>

\*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.