

SEP 02 2021

NO.
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

PETITION TO THE COURT

ON NOTICE TO: The registered owners of the strata lots comprising Strata Plan LMS 992 as listed in Schedule "A" [List of Registered Owners] to this Petition (the "Registered Owners")

The holders of the registered charges in respect of the common property and the strata lots comprising Strata Plan LMS 992 as listed in Schedule "B" [List of Registered Chargeholders] to this Petition

Commercial Tenants

IntraCorp Vanness Limited Partnership

Derek Lai of Crowe MacKay & Company Ltd.

This proceeding is brought for the relief set out in Part 1 below, by

the person(s) named a petitioner(s) in the style of proceedings above

The Owners, Strata Plan LMS 992 (the petitioner)

If you intend to respond to this petition, you or your lawyer must

- (a) file a response to petition in Form 67 in the above-named registry of this court within the time for response to petition described below, and
- (b) serve on the petitioner
 - (i) 2 copies of the filed response to petition, and
 - (ii) 2 copies of each filed affidavit on which you intend to rely at the hearing.

Orders, including orders granting the relief claimed, may be made against you, without any further notice to you, if you fail to file the response to petition within the time for response.

Time for response to petition

A response to petition must be filed and served on the petitioner(s),

- (a) if you reside anywhere within Canada, within 21 days after the date on which a copy of the filed petition was served on you,
- (b) if you reside in the United States of America, within 35 days after the date on which a copy of the filed petition was served on you,
- (c) if you reside elsewhere, within 49 days after the date on which a copy of the filed petition was served on you, or
- (d) if the time for response has been set by order of the court, within that time.

(1)	The address of the registry is: 800 Smithe Street, Vancouver, BC V6Z 2E1
(2)	The ADDRESS FOR SERVICE of the petitioner is: Hamilton & Company 4 th Floor, 500 Sixth Avenue, New Westminster, BC V3L 1V3 E-mail address for service (if any) of the petitioner: shamilton@hamiltonco.ca
(3)	The name and office address of the petitioner's lawyer is: G. Stephen Hamilton Hamilton & Company 4 th Floor, 500 Sixth Avenue New Westminster, BC V3L 1V3 Telephone: 604-630-7462

CLAIM OF THE PETITIONER

Part 1: ORDERS SOUGHT

1. An order confirming the resolution passed at the special general meeting of The Owners, Strata Plan LMS 992 (the “Strata Corporation”) held on July 7, 2021, which approved:

- a) cancellation of Strata Plan LMS 992 (the “Strata Plan”);
- b) dissolution of the Strata Corporation;
- c) the appointment of Crowe MacKay & Company Ltd. as represented by Derek Lai, with an address for business at 1100-1177 West Hastings Street, Vancouver, BC, as liquidator (the “Liquidator”);

- d) 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 winding up at \$250,000.00; and
- f) the interest schedule (the "Interest Schedule") referred to in section 278 of the *Strata Property Act*, SBC 1998 c 43 (the "SPA").
2. An order appointing Crowe MacKay & Company Ltd. as represented by Derek Lai, with an address for business at 1100-1177 West Hastings Street, Vancouver, BC, as liquidator of the Strata Corporation;
3. An order that, upon filing of a certified copy of this order in the Land Title Office, the interest of each of the Registered Owners in:
- a) 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) Personal property held by or on behalf of the Strata Corporation (the "Personal Property")
- be surrendered to and vested in the Liquidator, for the purpose of selling the Lands and the Personal Property, subject to the charges on title as set out in Schedule "B" to this Petition.
4. A declaration 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. An order approving the sale of the Lands to Intracorp Vanness Limited Partnership (the "Purchaser") pursuant to the terms of a purchase and sale agreement dated January 11, 2021 and amendments (together, the "PSA").

6. An order cancelling or discharging all commercial tenancies having an interest in the Lands.
7. An order confirming the Interest Schedule and that 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 Registered Owners' share of the proceeds of distribution on the winding up of the Lands and Personal Property.
8. An order that the authority and powers of the Liquidator shall include:
 - (i) 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;
 - (ii) 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;
 - (iii) 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;
 - (iv) To deal with any creditors of the Strata Corporation, including the payment, compromise or settlement of any claims by those creditors;
 - (v) 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;
 - (vi) To market and negotiate the sale of the Personal Property;
 - (vii) 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;

- (viii) To distribute the proceeds from the sale of the Lands and the Personal Property in accordance with the Interest Schedule; and
- (ix) In the discretion of the Liquidator, to seek further orders or directions as may be necessary from the Court.

9. An order that the Liquidator is entitled to recover his respective fees and costs of this proceeding, on a solicitor and client basis, and such costs shall be paid from, and form a charge upon, the proceeds of the sale of the Lands and Personal Property.

10. An order that, 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. An order that the Liquidator shall incur no liability or obligation as a result of its appointment or the carrying out of the terms of this order, save and except for:

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

12. An order that 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 may 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 this Court.

14. Pursuant to s. 100(4)(a) of the *Land Title Act*, R.S.B.C. 1996, c.250, an order that 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.

Part 2: FACTUAL BASIS

1. The Strata Corporation is a strata development duly organized and subsisting pursuant to the provisions of the *SPA* and amendments thereto, with an address for service for these proceedings at 4th Floor, 500 Sixth Avenue, new Westminster, BC.

2. The Strata Plan establishing the Strata Corporation was filed on September 3, 1993. The Strata Corporation is commonly referred to as “Joyce Place”, and located at 3380 Vanness Avenue, Vancouver, BC.

3. The Strata Corporation is a mixed-use strata development comprised of 52 apartment style strata lots, 8 townhouses and 3 non-residential strata lots.

4. The Strata Corporation does not have any other land held in the name of or on behalf of it that is not shown on the Strata Plan.

5. Joyce Place suffers from numerous building deficiencies and the cost to repair the deficiencies will likely exceed \$6,000,0000.00.

6. Joyce Place is more valuable as a redevelopment site than the aggregate assessed value of all strata lots.

7. A developer, IntraCorp Acquisition Co. Ltd. (“IntraCorp”) has signed a purchase and sale agreement with strata council for Joyce Place, dated for reference January 11, 2021 (the “PSA”). The sale price in the PSA is \$40,100,000.

8. Joyce Place held a special general meeting on July 7, 2021 (the “SGM”) to consider resolutions to wind-up and cancel the strata plan and consider the approval of the PSA. At the SGM, more than 80% of voters approved the resolution to wind-up the Strata Corporation and sell it to IntraCorp pursuant to the terms of the PSA.

9. In accordance with the terms of the PSA, IntraCorp has assigned all of its right, title and interest in and to the PSA to IntraCorp Vanness Limited Partnership.

10. Derek Lai of Crowe MacKay & Company Ltd. has agreed to act as liquidator to wind-up the Strata Corporation.

Part 3: LEGAL BASIS

1. The Petitioner relies upon Rules 1-3, 2-1, 4-4, 13-5, 14-1,16-1 of the *Supreme Court Civil Rules*;
2. Sections 1(1), 53, 160 and 272 to 285 of the *SPA*;
3. Part 10 of the *Business Corporations Act*, R.S.B.C. 2002, c. 57;
4. Sections 34 and 100 of the *Land Title Act*, R.S.B.C. 1996, c. 250; and
5. The inherent jurisdiction of the court.

Voluntary winding up with a liquidator

6. A resolution to appoint a liquidator and wind-up a strata corporation requires an 80% vote of all eligible voters.

SPA, Section 277

Buckerfield v. The Owners of Strata Plan VR. 92,
2018 BCSC 839 at para. 14.

7. Section 278.1 of the *SPA* provides as follows:
 - (1) A strata corporation that passes a winding-up resolution in accordance with section 277, if the strata plan has 5 or more strata lots,
 - (a) may apply to the Supreme Court for an order confirming the resolution, and
 - (b) must do so within 60 days after the resolution is passed.
 - (2) For certainty, the failure of a strata corporation to comply with subsection (1) (b) does not prevent the strata corporation from applying under subsection (1) (a) or affect the validity of a winding-up resolution.

- (3) A record required by the Supreme Court Civil Rules to be served on a person who may be affected by the order sought under subsection (1) must, without limiting that requirement, be served on the owners and registered charge holders identified in the interest schedule.
- (4) On application by a strata corporation under subsection (1), the court may make an order confirming the winding-up resolution.
- (5) In determining whether to make an order under subsection (4), the court must consider
 - (a) the best interests of the owners, and
 - (b) the probability and extent, if the winding-up resolution is confirmed or not confirmed, of
 - (i) significant unfairness to one or more
 - (A) owners,
 - (B) holders of registered charges against land shown on the strata plan or land held in the name of or on behalf of the strata corporation, but not shown on the strata plan, or
 - (C) other creditors, and
 - (ii) significant confusion and uncertainty in the affairs of the strata corporation or of the owners.

8. The BC Court of Appeal in *The Owners, Strata Plan VR 2122 v. Bradbury*, 2018 BCCA 280, carefully reviewed and interpreted the voluntary winding-up provisions of the *SPA*.

9. "Significant unfairness", in other contexts, is described as encompassing oppressive conduct and unfairly prejudicial conduct or resolutions. It is conduct or consequences that are "burdensome, harsh, wrongful, lacking in probity or fair dealing, or has been done in bad faith." The modifying term "significant" indicates that the "unfairness" must be oppressive or transcend beyond mere prejudice or trifling unfairness. It must be is to be "unfairness" that is "of great importance or consequence."

Dollan v. The Owners, Strata Plan BCS 1589, 2012 BCCA 44, paras. 25-26.

10. The *SPA* is a foundational document for strata corporation and strata owners. Strata unit owners give up certain rights and privileges that are otherwise associated with private home ownership when buying into a strata development.

Whitehorse Condominium Corporation No. 95 v. 37724 Yukon Inc., 2013 YKSC 4.

11. A strata operates as democratic society in which each owner has many of the rights associated with sole ownership of real property, but in which, having regard to their coownership with the others, some of those rights are subordinated to the will of the majority. An equitable balance must exist between the independence of the individual owners and the interdependence of them all in a co-operative community.

2475813 Nova Scotia Ltd. v. Rodgers, 2001 NSCA 12.

12. The interests of tenants are incidental and subordinate to the rights of owners.

13. The *SPA* provides for the termination or amendment of strata corporations and strata plans. The rights, privileges and obligations of the *SPA* ought to be enforced in a fair and equitable way. Assessing the "probability of unfairness" requires a consideration of the rights of all owners and any inequity in treatment as between them.

Whitehorse Condominium. supra.

14. In determining how to reconcile individual and collective rights in the *SPA*, the court must consider:

- (a) the number of owners seeking relief;
- (b) whether the order sought was in the best interests of the Strata Corporation;
and
- (c) whether inaction would unfairly prejudice the applicants.

Abdoh v. The Owners of Strata Plan KAS2003, 2014 BCCA 270, para. 20.

15. Lastly, the court must assess whether a refusal to wind-up a strata will result in "significant confusion and uncertainty". This includes an assessment of whether there is some

existing uncertainty or confusion that can only be resolved by winding-up the strata. It involves a consideration of the rights and interests of all owners and a balancing of equitable interests with justice and the "reasonable expectations" of the parties.

Whitehorse Condominium, supra;
Whitehorse Condominium Corporation No. 95 v. 37724 Yukon Inc., 2014 YKSC 2.

16. It is appropriate for Wind-up orders for strata corporations to contain terms with respect to Land Title Office requirements and for the protection of the charges of financial institutions.

The Owners, Strata Plan NW422 v. Khlybov, 2016 BCSC 285.

17. In the present case, more than 80% of voters are in favour of a wind-up of Joyce Place and its sale to IntraCorp.

18. Joyce Place requires extensive repairs of more than \$6 Million and the townhouses must be repaired immediately unless the Court confirms winding-up resolution and sale to IntraCorp.

19. The wind-up and sale of Joyce Place is in the best interests of at least 81.9% of the owners. Denial of an order confirming the winding-up and sale of Joyce Place condemns the owners to having to maintain an increasingly costly building and deprives them of an opportunity to realize on the higher development value of the entire property.

Part 4: MATERIAL TO BE RELIED ON

1. Affidavit #1 of Brian Yan Muk made September 1, 2021.
2. Affidavit #1 of Hart Buck.

The petitioner estimates that the hearing of the petition will take 1 day.

Date: September 2, 2021


Signature of G. Stephen Hamilton
Lawyer for petitioner

To be completed by the court only:

Order made

in the terms requested in paragraphs of Part 1 of this petition

with the following variations and additional terms:

.....

.....

.....

Date: _____

Signature of Judge Master

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 rd 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