



This is the 1st Affidavit of Patti Lewis
in this case and was made on June 1, 2022

NO. 223926
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 STRATA PLAN NWS289**

BETWEEN:

THE OWNERS, STRATA PLAN NWS289

PETITIONER

AND:

1161359 B.C. Ltd. and each of the parties set out in
Appendices "A" and "B" to this Petition

RESPONDENTS

AFFIDAVIT

I, Patti Lewis, legal assistant, of 1600-925 West Georgia Street, in the City
of Vancouver, in the Province of British Columbia, SWEAR THAT:

1. I am a legal assistant of Lawson Lundell LLP, solicitors for the petitioner, 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”** to this Affidavit is a true copy of a screenshot from the website www.cameraygardenswindup.com taken on June 1, 2022. The Petition, supporting affidavits, and the Order of Master Muir dated May 13, 2022 regarding alternative service have been posted on this website since May 18, 2022.

3. On May 17 and 18, 2022, I mailed the “Important Notice” about the Petition (the “**Notice**”) to the last known address of each owner of a unit in the Cameray Gardens strata via regular mail. I obtained the mailing addresses from the mailing list provided to Lawson Lundell LLP by Fraser Park Realty Ltd., the property manager for Cameray Gardens.

4. Between May 19 and May 31, I arranged to be delivered by courier to the respondents listed in Appendix B to the Petition (the “**Chargeholders**”), at the address for each of the Chargeholders set out in Appendix B to the Petition copies of:

- (a) the Notice;
- (b) the Petition;
- (c) the body of Affidavit #1 of A. Eykelbosh, sworn May 12, 2022, without exhibits;
- (d) the Notice of Hearing filed May 13, 2022; and
- (e) the Order of Master Muir made May 13, 2022

(the “**Chargeholder Package**”).

5. I am informed by FedEx and Novex Delivery Solutions, and I verily believe, that the following Chargeholders’ addresses were no longer valid:

- (a) Bank of Montreal, 1216 – 10th Ave SW, Calgary, AB; and
- (b) Van Tel/ Safeway Credit Union – 515 Sixth Street, New Westminster, BC.

6. I spoke to representatives of the financial institutions at subparagraphs 5(a) and 5(b) on the phone, and I obtained current addresses for these institutions. I then sent the Chargeholder Package for these institutions to their current addresses.

7. I am informed by FedEx and Novex Delivery Solutions, and I verily believe, that the Chargeholder Package was delivered to all of the Chargeholders in the manner described above.

SWORN BEFORE ME at the City)
of Vancouver, in the Province of British)
Columbia, this 1st day of June, 2022.)

O. Yazar

A Commissioner for taking Affidavits for)
British Columbia.)

P. D. Lewis

PATTI LEWIS

ÖZGE YAZAR
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Wind-Up and Sale of Cameray Gardens Strata

This web site provides information about the wind-up and court ordered sale process of the **Cameray Gardens Strata**, NWS 289, located at 3925 Kingsway and 5715 Jersey Avenue, Burnaby, B.C.

This page is for information purposes only and you should consult your professional adviser if you have any questions or are uncertain as to your rights or obligations.

Wind-Up Petition

On February 15, 2022, the Owners, Strata Plan NWS289 ("Cameray Gardens") held a special general meeting to consider resolutions (the "Wind-Up Resolutions") to wind-up Cameray Gardens and appoint Derek Lai of Crowe MacKay & Company Ltd. (the "Liquidator") as the liquidator of the strata pursuant to section 277 of the *Strata Property Act*. The Wind-Up Resolution passed, receiving received 93 votes in favour, representing 92.08% of the 101 strata units, and one vote against.

On May 13, 2022, the Owners, Strata Plan NWS289, commenced a petition in the B.C. Supreme Court seeking an order confirming the wind-up resolution passed at the Special General Meeting held on February 15, 2022. The petition is presently set to be heard on June 17, 2022.

Links to copies of the Petition, Orders, supporting affidavits and all other material filed with the court can be found below. You may also request copies of this material by sending an email to:

cameray@lawsonlundell.com

You can respond to the Petition by filing a Response to Petition with the B.C. Supreme Court. A blank Response to Petition (Form 67) can be found [here](#).

Current Status

On May 13, 2022, the court granted a substitutional service order. A link to a copy of that order is below.

The petition is presently set to be heard on Friday, June 17, 2022 virtually via Microsoft Teams. The link for the hearing will be provided on this website on June 16, 2022.

Pleadings

1. Petition filed May 13, 2022;
2. Affidavit #1 of A. Eykelbosh, filed May 13, 2022;
3. Affidavit #1 of D. Lai, filed May 13, 2022;
4. Affidavit #1 of J. Williams, filed May 13, 2022;

This is Exhibit "A" referred to in the affidavit of Patti Lewis sworn before me at Vancouver, British Columbia, this 1st day of June, 2022.

A Commissioner for taking Affidavits
within British Columbia.

5. Affidavit #2 of J. Williams, filed May 13, 2022;
6. Notice of Hearing

Orders

1. Order of Master Muir, made May 13, 2022

Sale of Cameray Gardens

Upon confirmation of the Wind-Up Resolution by the court, the Liquidator expects to retain commercial realtors to assist in the marketing of Cameray Gardens for sale. Once the Liquidator has selected a purchaser for Cameray Gardens, the owners will be provided with the proposed contract of purchase and sale. The Liquidator will then call, pursuant to section 282 of the *Strata Property Act*, a special general meeting of the owners for a vote to approve that sale. A vote to approve a sale requires a resolution to be passed by a 75% vote of the owners.

The Liquidator may be contacted by email at: cameray@crowemackay.ca