



This is the 1st affidavit of
Jennifer Alambre in this case and was
made on September 1, 2021

No. S-217202
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

THE BANK OF NOVA SCOTIA

PETITIONER

AND

COMMUNITY MARINE CONCEPTS LTD., VICTORIA INTERNATIONAL MARINA LTD.,
ETERNALAND YUHENG INVESTMENT HOLDING LTD., AND 0736657 B.C. LTD.

RESPONDENTS

AFFIDAVIT

I, Jennifer Alambre, of Suite 2600, 595 Burrard Street, Vancouver, BC, legal assistant, SWEAR
THAT:

1. I am a legal assistant at Blake, Cassels & Graydon LLP ("**Blakes**"), the solicitors for The Bank of Nova Scotia (the "**Bank**"), the petitioner in this proceeding, and as such I have personal knowledge of the matters deposed to in this Affidavit except where I depose to a matter based on information from an informant I identify in which case I believe that both the information from the informant and the resulting statement are true.
2. On August 31, 2021, I served the Respondents with a Notice of Hearing. At my request, Novex delivered a letter from Mr. Bychawski enclosing a Notice of Hearing addressed to each of the Respondents to 260 – 3631 No. 3 Road, Richmond, British Columbia. Attached to this my affidavit and marked as **Exhibit "A"** is a copy of the letter from Mr. Bychawski to the Respondents dated August 31, 2021 together with Novex's confirmation of delivery.
3. On August 31, 2021, I sent a copy of the letter from Mr. Bychawski, together with a copy of the Notice of Hearing by email to eric@vimarina.ca. Attached to this my affidavit and

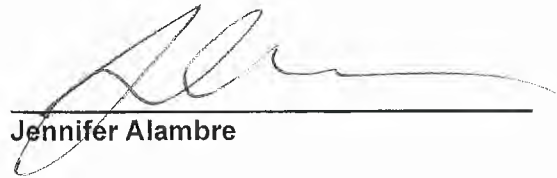
marked as **Exhibit "B"** is a copy of my August 31, 2021 email with the enclosed letter (but without the other referenced enclosure).

SWORN BEFORE ME at Vancouver, British
Columbia on September 1, 2021

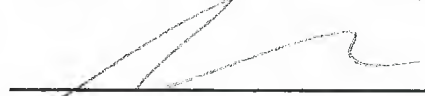


A Commissioner for taking Affidavits for
British Columbia

PETER BYCHAWSKI
Barrister & Solicitor
BLAKE, CASSELS & GRAYDON LLP
Suite 2600, Three Bentall Centre
595 Burrard St., P.O. Box 49314
Vancouver, B.C. V7X 1L3
(604) 631-4218


Jennifer Alambre

This is **Exhibit "A"** referred to in the Affidavit of Jennifer Alambre made before me at Vancouver, British Columbia, this 1st day of September 2021.



A Commissioner for the taking of Affidavits for
British Columbia

PETER BYCHAWSKI
Barrister & Solicitor
BLAKE, CASSELS & GRAYDON LLP
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Blake, Cassels & Graydon LLP
Barristers & Solicitors
Patent & Trade-mark Agents
595 Burrard Street, P.O. Box 49314
Suite 2600, Three Bentall Centre
Vancouver BC V7X 1L3 Canada
Tel: 604-631-3300 Fax: 604-631-3309

August 31, 2021

Peter Bychawski
Dir: 604-631-4218
peter.bychawski@blakes.com

VIA COURIER

Reference: 19350/90070

Community Marine Concepts Ltd.
260 - 3631 No. 3 Rd
Richmond, BC V6X 2B9

Victoria International Marina Ltd.
260 - 3631 No. 3 Rd
Richmond, BC V6X 2B9

Eternaland Yuheng Investment Holding Ltd.
260 - 3631 No. 3 Rd
Richmond, BC V6X 2B9

0736657 B.C. Ltd.
260 - 3631 No. 3 Rd
Richmond, BC V6X 2B9

RE: *The Bank of Nova Scotia v. Community Marine Concepts Ltd. et al*
SCBC Vancouver Registry No. S217202

Dear Sirs/Mesdames:

Enclosed for service upon you is a filed Notice of Hearing scheduling the hearing of the Bank of Nova Scotia's petition filed August 6, 2021 for hearing before the Supreme Court of British Columbia at 9:45 a.m. on September 7, 2021. The hearing will proceed by telephone. Please have your lawyer contact me by email at peter.bychawski@blakes.com or by telephone at 604.631.4218 prior to September 7, 2021 to obtain telephone dial-in information for the hearing.

If you have not already retained legal counsel, we strongly urge you to immediately obtain independent legal advice with respect to this matter.

Yours truly,

Peter Bychawski
Encl.

c. Eric Li (eric@vimarina.ca).



FORM 68

No. S217202
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

THE BANK OF NOVA SCOTIA

PETITIONER

AND

COMMUNITY MARINE CONCEPTS LTD., VICTORIA INTERNATIONAL MARINA LTD.,
ETERNALAND YUHENG INVESTMENT HOLDING LTD., AND 0736657 B.C. LTD.

RESPONDENTS

NOTICE OF HEARING

To: The Respondent, Community Marine Concepts Ltd., Victoria International Marina Ltd.,
Eternaland Yuheng Investment Holding Ltd., and 0736657 B.C. Ltd.

TAKE NOTICE that the petition of The Bank of Nova Scotia dated August 6, 2021 will be heard
by telephone at the courthouse at 800 Smithe Street, Vancouver, British Columbia on September
7, 2021 at 9:45 a.m. or as soon thereafter as the matter can be heard.

1 Date of hearing

The petition is unopposed, by consent or without notice.

2 Duration of hearing

The parties have been unable to agree as to how long the hearing will take and

- (a) the time estimate of the petitioner is 30 minutes, and
- (b) the petition respondents have not given a time estimate.

3 Jurisdiction

This matter is not within the jurisdiction of a master.

Date: August 31, 2021

A handwritten signature in black ink, consisting of several fluid, overlapping strokes, positioned above a horizontal line.

Signature of Peter Bychawski
Lawyer for Petitioner

Contact information for Petitioner's counsel:

Peter Bychawski
Blake, Cassels & Graydon LLP
Suite 2600 – 595 Burrard Street
Vancouver, BC V7X 1L3
Telephone: 604.631.4218
Email: peter.bychawski@blakes.com

From: VAN DEPT CENTRAL SERVICES
Sent: Wednesday, September 1, 2021 1:13 PM
To: Alambre, Jennifer
Subject: FW: Novex Order #6748352 - Status update

From: info@novex.ca <info@novex.ca>
Sent: Tuesday, August 31, 2021 2:46 PM
To: VAN DEPT CENTRAL SERVICES <VANDEPTCENTRALSERVICES@blakes.com>
Subject: Novex Order #6748352 - Status update

External Email | Courrier électronique externe



The status of your order #6748352 from BLAKE, CASSELS & GRAYDON LLP has been updated to: Delivered.

It was delivered to:
Julia Chen
at 2:44 PM Tuesday August 31, 2021.

Delivery Information:
Community Marine Concepts Ltd., Victoria International Marina Ltd., Eternaland Yuheng Investment Holding Ltd.,
0736657 B.C. Ltd.
Attn:
#260 - 3631 No. 3 Rd
Richmond, BC V6X2B9


Pieces: 1 ENV
Weight: 1 lbs
Service: 1-SHT
Reference: 19350/90070 PMB cas
Courier Instructions: POD to JXXL

For inquiries regarding this order, please contact 604-278-1935 or visit www.novex.ca to chat with a customer service representative.

To open an account, please contact sales@novex.ca or [apply online](#).

Novex Delivery Solutions
#105 - 14271 Knox Way
Richmond BC
V6V 2Z4
604-278-1935

This is **Exhibit "B"** referred to in the Affidavit of Jennifer Alambre made before me at Vancouver, British Columbia, this 1st day of September 2021.



A Commissioner for the taking of Affidavits for
British Columbia

PETER BYCHAWSKI
Barrister & Solicitor
BLAKE, CASSELS & GRAYDON LLP
Suite 2600, Three Bentall Centre
595 Burrard St., P.O. Box 49314
Vancouver, B.C. V7X 1L3
(604) 631-4218

From: Alambre, Jennifer
Sent: Tuesday, August 31, 2021 11:08 AM
To: eric@vimarina.ca
Cc: Bychawski, Peter
Subject: The Bank of Nova Scotia v. Community Marine Concepts Ltd. et al; SCBC Vancouver Registry No. S217202
Attachments: 2021-08-31 Letter from P. Bychawski.pdf; 2021-08-31 Notice of Hearing.pdf

Good morning,

Please see the attached letter of today's date from Mr. Peter Bychawski, together with enclosure.

Regards,

Jennifer Alambre
Legal Administrative Assistant to
Peter Rubin*, Karine Russell, Alison Burns
and Bill Kaplan*, Q.C., FCIArb
jennifer.alambre@blakes.com
Dir: 604-631-5244
**Law Corporation*



Blake, Cassels & Graydon LLP
Barristers & Solicitors
Patent & Trade-mark Agents
595 Burrard Street, P.O. Box 49314
Suite 2600, Three Bentall Centre
Vancouver BC V7X 1L3 Canada
Tel: 604-631-3300 Fax: 604-631-3309

August 31, 2021

Peter Bychawski
Dir: 604-631-4218
peter.bychawski@blakes.com

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