



This is the 1st Affidavit
of Suzanne Volkow in this case
and was made on October 18, 2024

No. H220369
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD. and others

RESPONDENTS

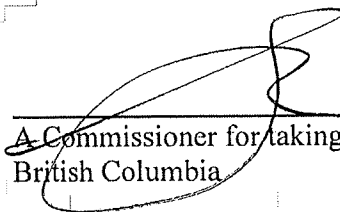
AFFIDAVIT

I, SUZANNE VOLKOW, of 2900 - 550 Burrard Street, Vancouver, British Columbia,
SWEAR, THAT:

1. I am a paralegal in the law firm of Fasken Martineau DuMoulin LLP ("**Fasken**"), solicitors for the Petitioner herein, and as such have personal knowledge of the facts hereinafter deposed to except where stated to be on information and belief, in which case I verily believe them to be true.
2. I am advised by Mishaal Gill, the lawyer at Fasken having conduct of this matter, and verily believe, that since the issuance of the Petition and Amended Petition herein, the Petitioner has learned that tenants currently occupy properties which are the subject of this proceeding.

3. Attached hereto as **Exhibit "A"** is a copy of an email exchange between Mr. Gill and Nishant Virmani of Alvarez & Marsal Canada Inc., the court-appointed Receiver in this proceeding, dated October 17, 2024.

SWORN BEFORE ME at Vancouver,
British Columbia, on October 18, 2024.



A Commissioner for taking Affidavits for
British Columbia

GLEN NESBITT
Barrister & Solicitor
Fasken Martineau DuMoulin LLP
2900 - 550 Burrard Street
Vancouver, BC V6C 0A3
604 631 4833



SUZANNE VOLKOW

This is ExhibitA..... referred to in the
affidavit of Suzanne Volkow
made before me on this 18th
day of October 2024
.....
A Commissioner for taking
Affidavits for British Columbia

From: Virmani, Nishant <nvirmani@alvarezandmarsal.com>
Sent: October-17-24 4:48 PM
To: Mishaal Gill <mgill@fasken.com>
Subject: RE: [EXT] RE: Cambie Street Tenants

{CAUTION: This email originated from outside of Fasken. Exercise care before clicking links or opening attachments.}

Hi Mishaal,

We have email addresses the main point of contact at each of the properties as shown below.

4215 Cambie Street:

Nicolas Binon unickpainting@gmail.com

4491 Cambie Street:

Alix Abela alixabela88@gmail.com

Kind regards,
Nishant Virmani
Associate
Alvarez & Marsal Canada
Cathedral Place Building
925 West Georgia Street, Suite 902
Vancouver, BC V6C 3L2
Direct: +1 604 639 0850
www.alvarezandmarsal.com

From: Mishaal Gill <mgill@fasken.com>
Sent: Thursday, October 17, 2024 2:32 PM
To: Virmani, Nishant <nvirmani@alvarezandmarsal.com>
Subject: RE: [EXT] RE: Cambie Street Tenants

 **[EXTERNAL EMAIL]: Use Caution**

Thanks Nishant.

Do you have the email addresses of the tenants on hand?

Thanks

Mishaal Gill

Associate

T +1 604 631 4881 | mgill@fasken.com

Fasken Martineau DuMoulin LLP

From: Virmani, Nishant <nvirmani@alvarezandmarsal.com>

Sent: October-17-24 9:37 AM

To: Mishaal Gill <mgill@fasken.com>

Subject: [EXT] RE: Cambie Street Tenants

[CAUTION: This email originated from outside of Fasken. Exercise care before clicking links or opening attachments.]

Hi Mishaal,

Please see below for a list of the tenants at each of the properties:

4215 Cambie Street

1. Hikari Yasuhara
2. Mereani Vaileba
3. Paolo Bianchin
4. Gelareh Hashemishayan
5. Charlie Goodchild
6. Jenny Goodchild
7. Nicolas Binon

4491 Cambie Street

1. Alix Abela
2. Thanh Tran
3. Madison Tran

Kind regards,

Nishant Virmani

Associate

Alvarez & Marsal Canada

Cathedral Place Building

925 West Georgia Street, Suite 902

Vancouver, BC V6C 3L2

Direct: +1 604 639 0850

www.alvarezandmarsal.com

From: Mishaal Gill <mgill@fasken.com>

Sent: Thursday, October 17, 2024 9:32 AM

To: Virmani, Nishant <nvirmani@alvarezandmarsal.com>

Subject: Cambie Street Tenants



[EXTERNAL EMAIL]: Use Caution

Hi Nishant,

Are you able to confirm the names of each of the tenants at the two Cambie properties.

Thanks,

Mishaal Gill

Associate

T +1 604 631 4881

mgill@fasken.com | www.fasken.com/en/Mishaal-Gill

FASKEN

Fasken Martineau DuMoulin LLP

550 Burrard Street, Suite 2900, Vancouver, British Columbia V6C 0A3

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