



This is the 1st affidavit of Jessica Stuart in this case sworn on December 13, 2021

No.VLC-S-S-215858
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

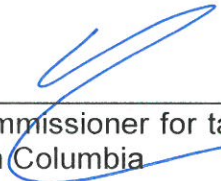
RE: *THE OWNERS, STRATA PLAN VR456*
IN THE MATTER OF DIVISION 2 OF PART 16 OF THE STRATA
PROPERTY ACT, SBC 1998, c. 43

AFFIDAVIT

I, Jessica Stuart, of 600-777 Hornby Street, Vancouver, British Columbia, MAKE OATH AND SAY THAT:

- 1. I am a staff member with the firm of Nied Law - Litigation Counsel (the "Firm"), counsel for Dr. James Mok and Ms. Michelle Mok in this proceeding, and as such have personal knowledge of the matters to which I now depose except where stated to be based on information and belief and where so stated I believe them to be true.
- 2. I have read Exhibit "MM" to the Affidavit of James Mok made December 10, 2021 in this proceeding. That exhibit contains a requisition and draft consent order that appears to have been prepared by counsel to Garth Cambrey. The draft consent order contains a signature line which references "[c]ounsel for Michelle Mok and James Mok". That reference appears to be a reference to Matthew Nied, who is the Firm's principal.
- 3. Based on my review of the files and records of the Firm and my inquiries with Mr. Nied, the documents in the Affidavit of James Mok made December 10, 2021 at Exhibit "MM" were never provided to Mr. Nied by Mr. Cambrey or his counsel, whether in draft, final form or otherwise.

SWORN BEFORE ME at Vancouver,)
British Columbia on December 13,)
2021:)



A Commissioner for taking Affidavits for)
British Columbia)



JESSICA STUART