



Clerk's stamp:

COURT FILE NUMBER

2203-19336

COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

EDMONTON

PLAINTIFF

**MIKE PRIESTNER REAL ESTATE INC. and
MPRE GP DEV INC.**

DEFENDANT

**2399430 ALBERTA LTD., 2399449
ALBERTA LTD., TURNIP HOMES INC., and
HENOK KASSAYE**

DOCUMENT

FEE AFFIDAVIT

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT

Receiver:
MNP Ltd.
Suite 1300, MNP Tower
10235 – 101 Street NW
Edmonton, AB, Canada T5J 3G1
Attention: Kristin Gray
Phone: 780.705.0073 Fax: 780.409.5415
kristin.gray@mnp.ca

Counsel:
McLennan Ross LLP
600 McLennan Ross Building
12220 Stony Plain Road NW
Edmonton, AB, Canada T5N 3Y4
Attention: Ryan Trainer
Phone: 780.482.9153 Fax: 780.482.9100
ryan.trainer@mross.com

**AFFIDAVIT OF KRISTIN GRAY
SWORN ON APRIL 24, 2023**

I, Kristin Gray, CPA, CA, CIRP, LIT of Edmonton, Alberta, SWEAR AND SAY THAT:

1. I am a Senior Vice-President with MNP Ltd., Receiver of 2399430 Alberta Ltd. and 2399449 Alberta Ltd. (the "Receiver") and as such I have personal knowledge of the facts and matters herein deposed to except where stated to be based upon information and belief, and where so stated I verily believe the same to be true.
2. MNP Ltd. was appointed Receiver Manager of 2399430 Alberta Ltd. and 2399449 Alberta Ltd. pursuant to Order of Justice Neilson of the Alberta Court of King's Bench dated December 13, 2022 (the "Receivership").

3. I am a Chartered Professional Accountant and Licensed Insolvency Trustee with over 8 years of experience in the area of Insolvency and Restructuring and have been handling the day-to-day administrative work in relation to the Receivership.
4. With respect to Receiver's accounts covering fees and disbursements incurred by the Receiver for the period December 12, 2022, to February 28, 2023, which accounts are contained herein as Exhibit "A" (the "**Accounts**"):
 - (a) The Accounts specifically outline the date of the work completed, the description of the work completed, the length of time taken to complete the work and name of the individual who completed the work;
 - (b) The hourly rate for each and every individual employee of the Receiver which completed work in regard to the Receivership (the "**Hourly Rates**"), including Non – Professional staff is as follows:

The MNP Ltd. team:

 - (i) Douglas Chivers, Senior Vice-President and Licensed Insolvency Trustee - \$725;
 - (ii) Kristin Gray, Senior Vice-President and Licensed Insolvency Trustee - \$600;
 - (iii) Steven Barlott, Senior Consultant - \$320;
 - (iv) Comfort Uche, Analyst - \$231
 - (v) Isobel Smith, Administration (Non-Professional) - \$205
 - (vi) Barbara Keylor, Administration (Non-Professional) - \$205
 - (vii) Megan Schafer, Administration (Non-Professional) - \$139
 - (c) I submit that the Hourly Rates are reasonable and comparable to the hourly rates of other accountant firms within the City of Edmonton of equivalent competence and expertise in the insolvency area;
 - (d) The disbursements contained within the Accounts totaling \$2,344 are comprised of:
 - (i) Locksmith contractor costs of \$1,983; and,
 - (ii) Marketing (LinkedIn campaign) of \$361.
5. With respect to the Receiver's independent legal counsel, McLennan Ross LLP ("McLennan Ross"), accounts covering fees and disbursements incurred by counsel for the period December 12, 2022 to March 17, 2023, which accounts are contained herein as Exhibit "B" (the "**Accounts**"):
 - (a) The Accounts specifically outline the date of the work completed, the description of the work completed, the length of time taken to complete the work, and name of the individual who completed the work;

- (b) The hourly rate for each and every individual employee of the Receiver's independent legal counsel which completed work in regard to the Receivership (the "**Hourly Rates**"), including Non – Professional staff is as follows:

The McLennan Ross Team:

- (i) Charles P. Russell, K.C., Partner - \$650/675;
 - (ii) Patrick T. Haughian, Partner - \$425
 - (iii) Graham Henderson, Partner - \$400
 - (iv) Ryan Trainer, Partner - \$355/400
 - (v) Marco V. Marrelli, Associate - \$295/325
 - (vi) Erik Holmstrom, Associate - \$305
 - (vii) Lydia Roseman, Associate - \$305
 - (viii) Matthew Ryan, Associate - \$285
 - (ix) Constance Jiang, Associate - \$265
 - (x) Jollena Hancen, Paralegal - \$225
 - (xi) Shawna Roczu-Nash, Paralegal - \$225
 - (xii) Kristine Cann, Paralegal - \$220
 - (xiii) Terry Csandl, Paralegal - \$165
 - (xiv) Whitney Smith, Paralegal - \$135
 - (xv) Lynae Anderson, Paralegal - \$125
- (c) I submit that the Hourly Rates are reasonable and comparable to the hourly rates of other law firms within the City of Edmonton of equivalent competence and expertise in the insolvency area;
- (d) The disbursements contained within the Accounts totaling \$4,270 are comprised of:
- (i) Registration and filing fees of \$134
 - (ii) Printing and scanning fees of \$107;
 - (iii) Land Title Search of \$182;
 - (iv) Postage and Delivery fees of \$136;
 - (v) Search fees (PPR and Corporate) of \$139;

EXHIBIT A

Copies of the Receiver's Invoices

This is Exhibit " A " referred to
in the Affidavit of

..... Kristin Gray

Sworn before me this 24 day

of April, 2023

..... Isobel Smith

A Commissioner for Oaths in and for Alberta

ISOBEL NICOLE SMITH

A Commissioner for Oaths
in and for Alberta

My Commission expires August 31, 2024
Appointee No. 0784665



January 24, 2023

Mike Priestner Real Estate Inc. and
MPRE GP Dev Inc.
10220 – 184 Street NW
Edmonton, AB T5S 0B9

Attention: Kyle Runzer

**Re: In the Matter of the Receivership of 2399430 Alberta Ltd and 2399449 Alberta Ltd. (the
"Companies")
Client Number: 982968**

Please find enclosed our Invoice No. 10747462 for professional services rendered for the period of December 1, 2022 to December 31, 2022 which we trust you will find in order.

If you have any questions, please don't hesitate to contact us.

Yours very truly,

**MNP Ltd.
Receiver of 2399430 Alberta Ltd. and 2399449 Alberta Ltd.**

Per:

Kristin Gray, CPA, CA, CIRP, LIT
Enclosure



INSOLVENCY & RESTRUCTURING PROFESSIONALS
SUITE 1300, MNP TOWER, 10235 - 101 STREET NW, EDMONTON AB, T5J 3G1
1.866.465.1155 T: 780.455.1155 F: 780.409.5415 MNPdebt.ca

January 24, 2023

Invoice No: 10747462
GST No: 10369 7215

Mike Priestner Real Estate Inc. and
MPRE GP Dev Inc.
10220 – 184 Street NW
Edmonton, AB T5S 0B9

Attention: Kyle Runzer

**Re: In the Matter of the Receivership of 2399430 Alberta Ltd and 2399449 Alberta Ltd. (the
"Companies")**
Client Number: 982968

PROFESSIONAL SERVICES RENDERED by members of the staff of MNP Ltd., as Receiver of the Companies, for the period December 1, 2022 to December 31, 2022 including inter alia the following:

DATE	STAFF	DESCRIPTION	TIME	FEE
12-Dec-2022	SB	Review application materials; Discussion with Kristin Gray regarding file; Various correspondence;	.50	160.00
13-Dec-2022	SB	Review Land Titles and summarize for the Properties; Prepare request for information for the Companies; Review various correspondence; Prepare details to be posted on website, send same to Isobel Smith for uploading;	2.75	880.00
13-Dec-2022	IS	Discussions with Kristin Gray regarding setting up the file in our databases; Create client in MPM database, transfer client folder in Kdrive;	.75	153.75
13-Dec-2022	KG	Review application materials; Review PPR and corporate searches; Attendance at the application to appoint a Receiver; Various pre-filing correspondence with Nick Williams of Dentons LLP ("Dentons") regarding the assets and timeline for filing; Review summary of Land Titles and municipal addresses; Correspondence to Mandi Deren-Dube of MLT Aikins LLP ("MLT") regarding books and records and contact details for the Companies;	5.00	3,000.00

		Complete acceptance documents; Finalize request for information and email correspondence to the Companies regarding the same;		
14-Dec-2022	SB	Meeting with Greg Lindquist, Property Manager with Axum Management ("Axum") regarding keys, access to buildings and physical documents; Review creditor listing; Prepare utility listing; Review correspondence and details provided by the Companies and Companies' counsel; Discussions with Kristin Gray regarding taking possession of Properties; Prepare the Notice and Statement of the Receiver Manager ("Form 87") for the Companies;	6.25	2,000.00
14-Dec-2022	IS	Prepare Insolvency Client Acceptance Form. Review the same with Kristin Gray; Review client in the MPM database with Kristin Gray; Enter the Estate into Initial Interview in Ascend; Post to website; Prepare creditor listing from invoices and documents received to date. Various discussions with Steven Barlott regarding the same;	3.00	615.00
14-Dec-2022	KG	Various correspondence with Henok Kassaye of the Companies regarding keys, utilities, insurance and the Receivership process generally; Correspondence with Kyle Runzer of MPRE GP Dev Inc. regarding Receiver's Borrowings, the sales process and next steps; Correspondence with Andrew Megson of Stalwart Developments Ltd. ("Stalwart Developments") regarding Receiver's funding; Correspondence with Reed Newnham of Avison Young ("AY") regarding the sales and marketing process; Correspondence with Jarrett Campbell of Aspen Advisory regarding his involvement in the properties and development plans; Correspondence with Klondike Insurance Agencies Ltd. ("Klondike") and Leibel	4.50	2,700.00

		<p>Insurance Group ("Leibel") regarding the insurance policies; Review and approve case website; Meet with Greg Lindquist of Axum regarding insurance, utilities, keys and passcodes; Correspondence with Kasey Sterling of Korr Design regarding the lien on the 10053 Jasper Avenue ("Jasper Ave") Property; Give instructions to Isobel Smith regarding the creditor listing; Correspondence with Casey McClelland of Marcus & Millichap regarding the sales history and marketing efforts prior;</p>		
15-Dec-2022	SB	<p>Attendance at 10503-81 Avenue ("Scona Garage") and Jasper Ave, to meet locksmith to change locks and inspect properties located at Scona Garage and Jasper Ave; Met with contractor to do insurance inspections at Scona Garage; Discussion with Jorel Pepin of Fawkes Coffee and Doughnuts ("Fawkes"), current tenant, regarding Receivership and space occupied at 10507 Saskatchewan Drive ("Sask Drive"); Update unsecured creditor listing; Various correspondence;</p>	8.00	2,560.00
15-Dec-2022	KG	<p>Attendance at Scona Garage, Sask Drive and Jasper Ave to change locks and inventory personal property; Email correspondence to the Companies and Property Manager with outstanding information required; Telephone call with Richard Tino of Leibel regarding the policy on the Jasper Ave; Various correspondence with Soul Mechanical Ltd ("Soul Mechanical") regarding maintenance requests; Call with Ryan Trainer of McLennan Ross LLP ("McLennan Ross") regarding Receiver's funding, sales strategy and property taxes; Coordinate regular attendance and insurance checks at Scona Garage and Sask Drive with Lyle Cote; Call with Eric Slater of Omada Commercial ("Omada") regarding the Scona Garage listing; Email correspondence to Klondike and Leibel regarding the Receivership Order and changes required on the policies;</p>	6.00	3,600.00

		<p>Email correspondence with Soul Mechanical regarding contractor services; Review the Filed Receivership Order; Website update;</p>		
16-Dec-2022	SB	<p>Attendance at Sask Drive; Meet with locksmith to change locks, meet with tenants to provide new keys and request keyholder listing; Prepare and send utility account transfer requests to EPCOR and Direct Energy; Correspondence with Two Sons Janitorial & Maintenance Services Inc. ("Two Sons") regarding Receivership, outstanding invoices, and continuance of services; Correspondence with Ben Hobden of Embark Landscape & Design regarding Receivership, outstanding invoices and continuance of snow removal services; Correspondence with Jorel Pepin of Fawkes regarding tenancy at Sask Drive; Review various correspondence regarding tenant occupied space and mechanical maintenance of the Properties;</p>	6.50	2,080.00
16-Dec-2022	IS	<p>Prepare mail forward documents; Post website update;</p>	.75	153.75
16-Dec-2022	KG	<p>Correspondence to YMCA and Muve Team @ Royal LePage ARTeam Realty ("Muve Realty") regarding the Receivership; Various correspondence with Steven Barlott regarding contractors, tenants and change of locks; Correspondence with Leibel regarding payment of the UBC financed premium; Follow up with Henok Kassaye of the Companies regarding outstanding information;</p>	2.00	1,200.00
19-Dec-2022	SB	<p>Meet Dustin of Soul Mechanical at Jasper Ave; Walk through building to address heating and plumbing issues; Telephone conversation with Henok Kassaye of the Company regarding outstanding documents from Debtor; Meeting with Ruth Menegozzo and Ken Muggerridge of YMCA regarding tenancy of 10315-109 Street ("Harvest"); Coordinate change of locks at Harvest; Review documents provided by Mandi Deren-Dube of MLT provided by the</p>	6.25	2,000.00

		<p>Company; Pay invoices for lock change at Sask Drive and Jasper Ave; Various correspondence with interested real estate brokers regarding sale of Properties; Update real estate broker list;</p>		
19-Dec-2022	KG	<p>Meet with YMCA regarding their lease; Coffee with Casey McLelland of Marcus & Millichap regarding the Properties and listing history; Follow up email to the Company regarding outstanding information required; Call with Mandi Deren-Dube of MLT regarding outstanding information and correspondence with her client; Correspondence to First Insurance Funding of Canada ("First Insurance") to obtain payment instructions; Correspondence to Alex Heintz of Savills regarding the listing opportunity; Correspondence with Andrew Simpson of JLL Edmonton ("JLL") regarding the listing opportunity; Correspondence with Ryan Trainer of McLennan Ross regarding various registrations on title and next steps;</p>	4.25	2,550.00
20-Dec-2022	CU	<p>Prepare and send requests to open bank accounts;</p>	.20	46.20
20-Dec-2022	SB	<p>Correspondence with Ruth Menegozzo of YMCA regarding unsecured creditors; Edits to the Form 87s for the Companies; Review and edits to creditor listings for the companies; Finalize the Form 87s for the companies; review updated Land Title Certificates for all Properties; Prepare correspondence to Waste Connections regarding service at Properties; Prepare and deliver notice to freeze ATB Financial ("ATB") bank accounts;</p>	4.25	1,360.00
20-Dec-2022	IS	<p>Update creditor listings; Enter second estate into Ascend; Various discussions with Kristin Gray and Steven Barlott;</p>	1.00	205.00

20-Dec-2022	KG	<p>Call with Kyle Runzer and Chris Burrows of MPRE GP Dev Inc. and Ryan Trainer of McLennan Ross regarding the sale strategy, timeline, Receiver's funding and other Receivership considerations; Review updated LTO records. Correspondence with Ryan Trainer of McLennan Ross regarding the same; Review building documents and books and records supplied by the Companies; Review and sign Form 87s; Review ATB bank correspondence; Follow up email to Pat Kautz of Klondike; Meet with Eric Slatter of Omada to discuss properties and current listing; Correspondence with Richard Tino of Leibel regarding renewal terms for all Properties; Follow up email to Muve Realty regarding payment of rent, lease agreement and maintenance concerns; Send Receiver's funding opportunity details to Pillar Capital and Stalwart Developments;</p>	3.50	2,100.00
21-Dec-2022	CU	<p>Save confirmations of open account from the bank;</p>	.10	23.10
21-Dec-2022	SB	<p>File Form 87s with the Office of the Superintendent ("OSB"); Assist with Form 87 mailouts and affidavits; Attend Harvest with locksmith to have locks changed; Call and follow up correspondence with Impark regarding leased parking at Jasper Ave; Call with Soul Mechanical regarding outstanding items at Jasper Ave and Scona Garage; Review YMCA lease agreement for Harvest; Review miscellaneous correspondence;</p>	4.75	1,520.00
21-Dec-2022	IS	<p>Prepare and execute creditor mail out of the Form 87s. Prepare and swear mailing affidavits for the same;</p>	2.00	410.00
21-Dec-2022	KG	<p>Various correspondence with Pillar Capital regarding Receiver's funding; Various correspondence with Stalwart Developments regarding Receiver's funding; Coordinate insurance payments; Correspondence with Intact Insurance and First Insurance regarding the same; Meet with Jarrett Campbell of Aspen</p>	6.50	3,900.00

Advisory regarding the history of the Properties, development opportunities and listing strategy;
Correspondence to Tony Thompson of HUB International Insurance ("HUB") regarding renewal quotes and concerns with the existing policies;
Correspondence with Ruth Menegozzo of YMCA regarding the Harvest lease, payment of additional rent and tenant insurance coverage;
Review Harvest lease in detail;
Email correspondence to Pat Kautz of Klondike regarding existing coverage;
Review correspondence regarding the RBC mortgage on Sask Drive;
Call with an interested party;
Start interested party summary;
Various correspondence with Steven Barlott regarding the HVAC maintenance reports for Scona Garage, Jasper Ave and Sask Drive;
Follow up email to the Companies regarding outstanding information required;

22-Dec-2022	BK	Purolator packages prepared;	.10	20.50
22-Dec-2022	SB	Draft request for sales and marketing proposals to realtors for the Properties; Correspondence with Milagro Benitez of the OSB regarding the Form 87s; Send request for sale and marketing proposals for the Properties to Andrew Simpson of JLL; Correspondence with Chris Ray of Impark regarding parking arrangement at Jasper Ave; Correspondence with Direct Energy regarding account transfer; Correspondence with John Rota of Muve Realty regarding tenancy at Sask Drive; Correspondence with Mali Marken of Soul Mechanical regarding mechanical and plumbing at Properties; Discussion with Kristin Gray regarding file progress, Properties and mechanical maintenance of Properties; Call EPCOR to have water shut off at Scona Garage due to cracked shut off valve reported by Soul Mechanical;	9.50	3,040.00

22-Dec-2022	KG	<p>Meet with Andrew Megson and Nathan Boskers of Stalwart regarding the Receiver's funding, cash flow and value of assets;</p> <p>Call with Cory Wosnak of AY regarding submitting a broker proposal;</p> <p>Correspondence with Steven Barlott regarding additional rent for Harvest and process for obtaining relief on property taxes for not for profits;</p> <p>Various correspondence with the OSB regarding the certificates;</p> <p>Review certificates and give instructions to Isobel Smith to post to the case website;</p> <p>Call with Andrew Simpson of JLL regarding a broker proposal and tour. Coordinate tour;</p>	3.50	2,100.00
23-Dec-2022	SB	<p>Tour Jasper Ave, Scona Garage and Sask Drive with JLL;</p> <p>Correspondence with Mali Marken of Soul Mechanical regarding ongoing maintenance contract at Properties;</p> <p>Discussion with Jorel Pepin of Fawkes regarding rent arrangement at Sask Drive;</p> <p>Correspondence with Ruth Menegozzo of YMCA regarding additional rent;</p> <p>Correspondence with Chris Ray of Impark regarding continuing parking arrangement at Jasper Ave;</p>	6.25	2,000.00
23-Dec-2022	IS	Website update;	.50	102.50
23-Dec-2022	KG	<p>Tour Scona Garage, Sask Drive and Jasper Ave with JLL;</p> <p>Send broker proposal emails to NAI Commercial ("NAI"), AY, Omada, Colliers International ("Colliers"), Marcus & Millicap and Savills;</p> <p>Send various Property documents to Stalwart;</p> <p>Review Receiver's funding term sheet from Stalwart Developments;</p> <p>Various correspondence with Perry Gereluk of Colliers regarding the Property documents;</p> <p>Prepare and share data room;</p> <p>Correspondence with Mandi Deren-Dube of MLT regarding the outstanding information, Sask Drive rent and intention of Turnip in respect of Sask Drive;</p> <p>Review Harvest lease assignment;</p> <p>Call with Richard Tino of Libel regarding the</p>	5.00	3,000.00

		deductible increase for Jasper Ave; Review Muve Realty lease in respect of Sask Drive; Give instructions to Isobel Smith regarding CRA numbers and RT0002 accounts;		
28-Dec-2022	KG	Various correspondence with Casey McLelland of Marcus & Millichap regarding due diligence documents and scheduling a tour of Jasper Ave; Call with Ryan Trainer of McLennan Ross regarding the Muve Realty lease, additional rent owing from YMCA, outstanding documents required from the Companies and broker proposal timeline; Correspondence to Richard Tino of Leibel regarding the Intact policy authorization, questions on the policy and section of the Receivership Order that prohibits alteration to the policies;	1.50	900.00
29-Dec-2022	SB	Walk-through/ inspection of Jasper Ave; Correspondence with Direct Energy regarding account transfer; Correspondence Jorel Pepin of Fawkes regarding rent agreement at Sask Drive; Prepare 6 month cash flow forecast for the Companies; Prepare operating budget for Harvest for additional rent; Review correspondence regarding Request for Proposal to Realtors; Review and finalize Harvest additional rent and cash flow with Kristin Gray; Review and summarize Receiver's funding term sheets; Review Soul Mechanical quarterly maintenance for buildings;	8.25	2,640.00
29-Dec-2022	KG	Review and changes to the 6 month cash flow. Various correspondence with Steven Barlott regarding the same; Share Property documents with various brokers; Review Receiver's funding term sheets and summarize. Email correspondence to Kyle Runzer and Chris Burrows of MPRE GP Dev Inc. regarding the same; Review Soul Mechanical maintenance quotes and invoices. Correspondence with Steven Barlott regarding the same; Review 2023 operating budget for Harvest;	5.25	3,150.00

Email correspondence to YMCA regarding collection of Additional Rent;
Email correspondence to Ryan Trainer of McLennan Ross to summarize all outstanding information required from the Companies;

TOTAL

118.65 50,169.80

INVOICE SUMMARY

PROFESSIONAL FEES		\$50,169.80
GST on Professional Fees	<u>2,508.49</u>	2,508.49
TOTAL THIS INVOICE		<u>\$52,678.29</u>

The time incurred by members of the staff of MNP Ltd. on this assignment regarding the Companies for the period December 1, 2022 to December 31, 2022 was as follows:

FEE SUMMARY

Staff	Position	Hours	Hourly Rate \$	Total \$
Kristin Gray	Senior Vice President	47.00	600.00	28,200.00
Steven Barlott	Senior Consultant	63.25	320.00	20,240.00
Comfort Uche	Analyst	0.30	231.00	69.30
Isobel Smith	Administration	8.00	205.00	1,640.00
Barbara Keylor	Administration	0.10	205.00	20.50
Time Billed		118.65	422.84 *	50,169.80

(*Average)

February 15, 2023

Mike Priestner Real Estate Inc. and
MPRE GP Dev Inc.
10220 – 184 Street NW
Edmonton, AB T5S 0B9

Attention: Kyle Runzer

**Re: In the Matter of the Receivership of 2399430 Alberta Ltd and 2399449 Alberta Ltd. (the
"Companies")
Client Number: 982968**

Please find enclosed our Invoice No. 10785769 for professional services rendered for the period of January 1, 2023, to January 31, 2023, which we trust you will find in order.

If you have any questions, please don't hesitate to contact us.

Yours very truly,

**MNP Ltd.
Receiver of 2399430 Alberta Ltd. and 2399449 Alberta Ltd.**

Per: 

Kristin Gray, CPA, CA, CIRP, LIT
Enclosure

February 15, 2023

Invoice No: 10785769
GST No: 10369 7215

Mike Priestner Real Estate Inc. and
MPRE GP Dev Inc.
10220 – 184 Street NW
Edmonton, AB T5S 0B9

Attention: Kyle Runzer

**Re: In the Matter of the Receivership of 2399430 Alberta Ltd and 2399449 Alberta Ltd. (the
"Companies")
Client Number: 982968**

PROFESSIONAL SERVICES RENDERED by members of the staff of MNP Ltd., as Receiver of the Companies, for the period January 1, 2023, to January 31, 2023, including inter alia the following:

DATE	STAFF	DESCRIPTION	TIME	FEE
03-Jan-2023	SB	Correspondence with Jorel Pepin of Fawkes Coffee and Doughnuts ("Fawkes") regarding rent payment; Correspondence with Ruth Menegozzo of the YMCA regarding property tax exemption and 2023 lease amount; Correspondence with Ken Muggeridge of the YMCA regarding the HVAC Maintenance at 10315 – 109 Street NW ("Harvest"), correspondence with Madi Marken of Soul Mechanical Ltd. ("Soul Mechanical") regarding the same; Correspondence with the City of Edmonton Taxation and Assessment department regarding not-for-profit property tax exemption; Call and correspondence with Charlene Zatorski of Alberta Elevating Devices and Amusement Rides Safety Association ("AEDARSA") regarding elevators at 10053 Jasper Avenue NW ("Jasper Ave"); Follow up with ATB Financial ("ATB") regarding the freezing of the bank accounts for the Companies; Review invoices for payment;	5.50	1,760.00
03-Jan-2023	IS	Set up the bank accounts in Ascend;	.50	102.50

03-Jan-2023	KG	<p>Email correspondence to Stalwart Developments Ltd. ("Stalwart Developments") and Pillar Capital regarding the timing of funding;</p> <p>Edits to correspondence from McLennan Ross LLP ("McLennan Ross") to the Company's counsel regarding outstanding information. Call with Ryan Trainer of McLennan Ross regarding the same;</p> <p>Review and approve various invoices for payment;</p> <p>Email Candatta regarding data/wiring issues at 10507 Saskatchewan Drive NW ("Sask Drive");</p> <p>Discussions with Steven Barlott regarding utility accounts, property tax application for not-for-profit tenants, ATB correspondence, and collection of January rent from tenants;</p> <p>Email correspondence to HUB International Insurance ("HUB") regarding renewal quotes and the heritage status of various buildings;</p> <p>Correspondence with First Insurance Funding of Canada ("First Insurance") to trace the December payment;</p> <p>Correspondence with Pat Kautz of Klondike Insurance Agencies Ltd. ("Klondike") regarding the transfer of brokerage;</p>	3.25	1,950.00
04-Jan-2023	SB	<p>Correspondence with the City of Edmonton and YMCA regarding property tax exemption for Harvest;</p> <p>Correspondence with Waste Connections of Canada regarding waste service at Harvest and Sask Drive;</p> <p>Follow up with EPCOR regarding utility account transfer, and update utility listing;</p> <p>Tour Jasper Ave with Marcus & Millichap;</p> <p>Insurance inspection of Jasper Ave.</p> <p>Various correspondence regarding the same;</p>	5.00	1,600.00
04-Jan-2023	IS	<p>Prepare and fax AUT-01 forms to the CRA;</p> <p>Post funds received to Ascend;</p>	1.50	307.50
04-Jan-2023	KG	<p>Correspondence with Richard Tino of Leibel Insurance Group ("Leibel") regarding renewal terms and issues with the heritage endorsement; Call with Tony</p>	4.25	2,550.00

Thompson of HUB regarding insurance coverage, concerns with the heritage buildings, and existing coverage.
 Various correspondence with Ryan Trainer of McLennan Ross regarding the risks associated with the heritage buildings, insurance coverage, and the caveat on 10503 – 81 Avenue NW ("Scona Garage") filed by Corduroy. Forward various documents to Ryan Trainer of McLennan Ross;
 Review heritage bylaws in respect of Scona Garage and Jasper Ave;
 Correspondence with Steven Barlott regarding waste removal services and outstanding amounts;
 Tour Jasper Ave with Marcus & Millichap;
 Follow up with Nick Williams of Dentons LLP ("Dentons") on the status of funding;
 Correspondence with Kyle Runzer of MPRE GP Dev Inc. regarding Receivership funding;

05-Jan-2023	SB	<p>Prepare floor plans for Jasper Ave; Prepare Receiver Certificate #1 and submit same to Kyle Runzer of MPRE GP Dev Inc; Follow up with ATB regarding the freezing of accounts and account statements; Correspondence with AEDARSA regarding sealing off the elevators at Jasper Ave; Correspondence with Embark Landscaping & Design ("Embark") regarding snow removal at Jasper Ave; Various correspondence and file updates;</p>	5.00	1,600.00
05-Jan-2023	KG	<p>Review, edit, and sign Receiver's Certificate #1; Call with Stalwart Developments and Pillar Capital regarding the Receiver's borrowings; Receive correspondence from ATB; Give instructions to Steven Barlott regarding additional snow removal at Jasper Ave; Various correspondence with Tony Thompson of HUB and Ryan Trainer of McLennan Ross regarding the heritage endorsement caveats and replacement costs;</p>	1.70	1,020.00

		Call with Andrew Simpson of JLL Edmonton ("JLL") regarding questions on the Properties for their broker proposal;		
06-Jan-2023	SB	Various correspondence;	.25	80.00
06-Jan-2023	KG	Call with Richard Tino of Leibel regarding the unoccupancy conditions for Jasper Ave; Review and approve invoices for payment; Correspondence with an interested party regarding the involvement of Turnip Home Inc.; Call with Ryan Trainer of McLennan Ross regarding funding, insurance, and the Corduroy caveat; Update the interested party list;	.50	300.00
09-Jan-2023	BK	Posted cheque payment to Ascend Receipts and prepared written receipt.	.10	20.50
09-Jan-2023	SB	Tour Sask Drive with Kevin Glass of Marcus & Millichap and their client; Update and going forward discussion with Madi Marken of Soul Mechanical; Correspondence with John Rota of Muve Team @ Royal LePage ARTeam Realty ("Muve Realty") regarding maintenance at Sask Drive, arrange for requested maintenance to be completed; Various correspondence;	4.25	1,360.00
09-Jan-2023	IS	Request funds transfer between the 449 trust bank account to the 430 trust bank account; Discussions with VersaBank and Kristin Gray regarding the \$350K wire deposit that came in. Post the same in Ascend; Review of funds received from YMCA. Provide allocation and instruction to deposit to Barbara Keylor;	1.25	256.25
09-Jan-2023	KG	Give instructions to Isobel Smith to transfer funds between 449 and 430 trust accounts; Correspondence with Steven Barlott regarding the parking light at Harvest, the broken mirror at Sask Drive, and the Sask Drive tour. Review correspondence from Soul Mechanical regarding quarterly maintenance. Correspondence with Steven Barlott regarding the same;	2.00	1,200.00

		<p>Call with Vince Caputo and Michael Parsons of NAI Commercial ("NAI") regarding their broker proposal and the Properties;</p> <p>Correspondence to Mark Swanepoel of JLL regarding due diligence information;</p> <p>Correspondence with John Shamey of Cushman & Wakefield regarding the listings and timing to market;</p> <p>Various correspondence regarding the acceptance of the Receiver's borrowings sent via wire;</p>		
10-Jan-2023	SB	<p>Property inspection at Jasper Ave;</p> <p>Correspondence with Ken Muggeridge of YMCA regarding maintenance at Harvest, arrange for requested maintenance to be completed;</p> <p>Correspondence with Madi Marken of Soul Mechanical regarding Harvest HVAC maintenance;</p> <p>Correspondence with Chis Ray of REEF Parking regarding parking at Jasper Ave;</p> <p>Various correspondence;</p>	3.50	1,120.00
10-Jan-2023	IS	<p>Post French version of website;</p> <p>Post disbursements to Ascend. Prepare cheque payments for the same;</p> <p>Arrange mailing;</p>	3.50	717.50
10-Jan-2023	KG	<p>Correspondence to Ryan Trainer of McLennan Ross regarding correspondence from the City of Edmonton heritage department;</p> <p>Review and sign all expense cheques;</p> <p>Correspondence with Lyle Cote regarding a leak at Scona Garage;</p> <p>Email correspondence with Muve Realty regarding insurance coverage;</p> <p>Follow up email to Ryan Trainer of McLennan Ross regarding outstanding information required from the Company;</p> <p>Correspondence to Kyle Runzer of MPRE GP Dev Inc. regarding a project budget for Scona Garage;</p>	1.50	900.00
11-Jan-2023	MS	<p>Verify deposit with VersaBank;</p>	.10	13.90
11-Jan-2023	SB	<p>Call with Henok Kassaye of the Companies regarding Property listings and tours;</p> <p>Review invoices for payment;</p> <p>Correspondence with Embark regarding snow removal;</p>	1.75	560.00

		Various correspondence;		
11-Jan-2023	KG	Continue discussions with Ryan Trainer of McLennan Ross regarding heritage impact on insurance policies; Email correspondence to Henok Kassaye of the Companies regarding outstanding information; Review and approve the Candatta quote;	1.00	600.00
12-Jan-2023	SB	Various correspondence; Coordination of maintenance at Sask Drive and Harvest;	1.25	400.00
12-Jan-2023	IS	Post disbursement to Ascend. Process cheque for the same. Arrange mail; Prepare and edit miscellaneous correspondence;	2.00	410.00
13-Jan-2023	SB	Correspondence with Impark and Reef Parking regarding Jasper Ave; Various correspondence;	1.00	320.00
16-Jan-2023	SB	Correspondence with Impark and Reef Parking regarding Jasper Ave; Review invoices for payment; Various correspondence;	1.75	560.00
16-Jan-2023	IS	Edits to miscellaneous correspondence; Review RT0001 cancellation notices received in the mail; Discussions with Steven Barlott regarding the process for cheque requests;	2.00	410.00
16-Jan-2023	KG	Follow up with Richard Tino of Leibel regarding the status of renewal quotes; Update call with Ryan Trainer of McLennan Ross; Email correspondence to ATB to confirm bank balances; Review and approve invoices for payment; Correspondence with Candatta regarding IT services at Sask Drive;	.75	450.00
17-Jan-2023	SB	Correspondence with John Rota of Muve Realty regarding the GST on lease payments and tenant insurance; Review invoices for payment;	.25	80.00
17-Jan-2023	IS	Review mail received; Post disbursements to Ascend. Print cheques for the same; Arrange mailing;	.75	153.75

17-Jan-2023	KG	<p>Review correspondence from CRA regarding the outstanding GST returns.; Correspondence to Mandi Deren-Dube of MLT Aikins LLP ("MLT") regarding receiving accounting information from the Company; Review and approve invoices for payment; Correspondence with Steven Barlott regarding EPCOR and Direct Energy accounts; Correspondence with Richard Tino of Leibel regarding renewal quotes and the Intact Insurance ("Intact") cheque; Coordinate a call with Avison Young to discuss questions regarding their broker proposal; Edit and finalize various correspondence; Review and sign cheques; Correspondence with Richard Tino of Leibel Insurance regarding outstanding payments to Intact and renewal terms;</p>	1.25	750.00
18-Jan-2023	SB	<p>Property inspection at Jasper Ave; Call with EPCOR and Direct Energy regarding the new utility account setup; Various correspondence;</p>	2.25	720.00
18-Jan-2023	IS	<p>Edit miscellaneous correspondence;</p>	1.00	205.00
18-Jan-2023	KG	<p>Call with Ryan Trainer of McLennan Ross regarding outstanding priority registrations, missing information from the Company, and sending a demand to ATB; Review Direct Energy and EPCOR accounts with Steven Barlott; Call with Perry Gereluk of Colliers International ("Colliers") regarding their broker proposal; Call with Avison Young ("AY") regarding their broker proposal;</p>	1.25	750.00
19-Jan-2023	SB	<p>Review broker proposals from Colliers, JLL, and Marcus & Millichap; Various Correspondence;</p>	2.50	800.00
19-Jan-2023	IS	<p>Post disbursements to Ascend. Print cheques for the same; Arrange mailing; Summarize bank statements isolating transactions greater than \$2,000; Edit miscellaneous correspondence;</p>	1.75	358.75

19-Jan-2023	KG	Preliminary review of ATB bank statements. Give instructions to Isobel Smith to summarize unknown transactions over \$2,000. Correspondence with Ryan Trainer of McLennan Ross regarding the same; Email correspondence to Sally Munro of Century21 Masters ("Century21") regarding various due diligence documents available; Review insurance endorsements; Correspondence regarding payment to Intact;	.75	450.00
20-Jan-2023	SB	Review marketing proposals from Omada, NAI, and AY; Begin drafting a memo to the lender regarding the marketing proposals summary; Correspondence with Henok Kassaye of the Companies; Various correspondence;	3.00	960.00
20-Jan-2023	IS	Post disbursement to Ascend. Print cheque for the same;	.25	51.25
20-Jan-2023	KG	Various correspondence with Nik Jankovic of Muve Realty regarding issues with internet connectivity. Advise to call their service provider; Edits to correspondence to Mandi Deren-Dube of MLT regarding outstanding items; Correspondence with Ryan Trainer of McLennan Ross regarding a timeline for next steps; Correspondence from the Company regarding the Direct Energy account;	.30	180.00
23-Jan-2023	SB	Review marketing proposals from Colliers, JLL, Marcus & Millichap, and Century 21; Prepare list price recommendation summary; Continue drafting the letter to the lender summarizing the marketing proposals; Correspondence with Ruth Menegozzo and Joleen Schmitt both of YMCA regarding rent and tenant insurance;	6.75	2,160.00
24-Jan-2023	SB	Attend Jasper Ave with AEDARSA to have elevators sealed out of service; Correspondence with Madi Marken of Soul Mechanical regarding service invoices and maintenance updates;	6.50	2,080.00

		Review City Glass quote for mirror replacement at Sask Drive; Review bank statements for potential preferential payments and prepare a summary to send to Ryan Trainer of McLennan Ross;		
24-Jan-2023	IS	Finalize miscellaneous correspondence;	.80	164.00
24-Jan-2023	KG	Various correspondence with Richard Tino of Leibel regarding outstanding payments for the Intact policy and renewal terms; Review correspondence to Mandi Deren-Dube of MLT regarding outstanding amounts; Review and approve invoices for payment.; Sign cheques; Email correspondence to Greg Kwon of CBRE Limited ("CBRE") regarding the broker proposals and listing assignment; Pay Intact outstanding premiums and confirm with Intact broker; Coordinate calls to discuss broker proposals with Marcus & Millichap, AY, and JLL; Call with Ryan Trainer of McLennan Ross regarding outstanding information and funds required from the Company; Email correspondence to Henok Kassaye of the Companies regarding outstanding information, transfer of funds, and bringing an application to compel; Review insurance certificate from YMCA and forward to Richard Tino of Leibel Insurance for comment;	2.40	1,440.00
25-Jan-2023	SB	Call with AY regarding marketing proposal; Call with JLL regarding marketing proposal; Call with Marcus & Millichap regarding marketing proposal; Edits to the memo to the lender regarding the marketing proposal summary; Discussion with Kristin Gray regarding marketing proposals and recommendations, prepare a recommendation for memo; Various correspondence;	7.00	2,240.00
25-Jan-2023	KG	Review ATB transaction summary. Forward to Ryan Trainer at McLennan	5.00	3,000.00

		<p>Ross and give instructions to prepare an information demand letter; Review NAI proposal; Review Marcus & Millichap proposal. Call with Marcus & Millichap to discuss their proposal; Review JLL proposal. Call with JLL to discuss their proposal; Review AY proposal. Call with AY to discuss their proposal; Review Omada proposal; Call with Richard Tino of Leibel Insurance regarding increasing the value on Jasper Ave and other renewal quotes; Call with Ryan Trainer of McLennan Ross regarding the strategy to take with a Section 95 application, information demand letter to ATB, broker proposals, and rebuild obligations on Jasper Ave; Meet with Steven Barlott to discuss broker proposals and broker recommendations;</p>		
26-Jan-2023	SB	<p>Update transaction value summary spreadsheet; Correspondence with John Rota of Muve Realty regarding internet at Sask Drive;</p>	.50	160.00
26-Jan-2023	IS	<p>Post disbursements to Ascend. Process cheques for the same; Arrange mail;</p>	.50	102.50
27-Jan-2023	SB	<p>Correspondence with City Glass, Muve Realty, and Fawkes regarding the women's washroom mirror replacement; Edits to marketing proposal memo to the lender;</p>	.30	96.00
27-Jan-2023	KG	<p>Review information demand to ATB; Correspondence to Ryan Trainer of McLennan Ross regarding an application to bankrupt the Companies; Call with Vince Caputo of NAI regarding their proposal; Review the memo to the lender on the broker recommendation; Correspondence regarding the TLL limits on the YMCA insurance policy; Receive an update from Leibel on the TSW renewal terms;</p>	1.25	750.00
30-Jan-2023	DC	<p>Review and edit the report and email correspondence with Kristin Gray;</p>	.40	290.00

30-Jan-2023	SB	Edits to and finalize marketing proposal and recommendation memo to the lender; Prepare appendices for the memo to the lender; Inspection of Jasper Ave; Correspondence with Soul Mechanical regarding HVAC maintenance; Review invoices and submit for payment; Calculate replacement value costs for the Properties based on Butterfield Development Consultants Ltd. construction price guide;	7.50	2,400.00
30-Jan-2023	IS	Review utility invoices received in the mail. Give to Steven Barlott; Check the bank for direct deposit from a rental tenant. Various discussions regarding the same with Steven Barlott;	.30	61.50
30-Jan-2023	KG	Finalize memo to the lender. Email finalized memo and coordinate call; Review insurance renewal terms in detail. Call with Richard Tino of Leibel regarding the same. Email correspondence with Tony Thompson of HUB regarding renewal terms; Review and approve invoices for payment; Sign cheques; Email correspondence with Richard Tino of Leibel regarding the HVAC and plumbing inspection condition; Email to Henok Kassaye of the Companies regarding the production of outstanding information;	6.00	3,600.00
31-Jan-2023	SB	Begin drafting the Receiver's First Report to Court ("First Report"); Review correspondence from Ryan Trainer of McLennan Ross; Correspondence with Ken Muggeridge of YMCA regarding building maintenance;	1.75	560.00
31-Jan-2023	IS	Post disbursements to Ascend. Print cheques for the same; Arrange mail/courier; Post funds received to Ascend. Prepare receipt voucher for the same; Create a calendar reminder to file application materials;	1.40	287.00

31-Jan-2023	KG	Review the final insurance comparison and quote. Bind insurance. Coordinate payment for the same; Email correspondence with Nick Williams of Dentons regarding the application to bankrupt the Company; Prepare an outline for First Report and give instructions to Steven Barlott;	2.00	1,200.00
TOTAL			120.80	46,617.90

INVOICE SUMMARY

PROFESSIONAL FEES		\$46,617.90
DISBURSEMENTS		
Contractor Costs - Locksmith	<u>1,983.17</u>	1,983.17
GST on Professional Fees	2,330.90	
GST on Taxable Disbursements	<u>99.16</u>	2,430.06
TOTAL THIS INVOICE		<u><u>\$51,031.13</u></u>

The time incurred by members of the staff of MNP Ltd. on this assignment regarding the Companies for the period January 1, 2023, to January 31, 2023, was as follows:

FEE SUMMARY

Staff	Position	Hours	Hourly Rate \$	Total \$
Kristin Gray	Senior Vice President	35.15	600.00	21,090.00
Douglas Chivers	Senior Vice President	0.40	725.00	290.00
Steven Barlott	Senior Consultant	67.55	320.00	21,616.00
Isobel Smith	Administration	17.50	205.00	3,587.50
Barbara Keylor	Administration	0.10	205.00	20.50
Megan Schafer	Administration	0.10	139.00	13.90
Time Billed		120.80	385.91 *	46,617.90

(*Average)



March 17, 2023

Mike Priestner Real Estate Inc. and
MPRE GP Dev Inc.
10220 – 184 Street NW
Edmonton, AB T5S 0B9

Attention: Kyle Runzer

**Re: In the Matter of the Receivership of 2399430 Alberta Ltd and 2399449 Alberta Ltd. (the
"Companies")
Client Number: 982968**

Please find enclosed our Invoice No. 10845794 for professional services rendered for the period of February 1, 2023, to February 28, 2023, which we trust you will find in order.

If you have any questions, please don't hesitate to contact us.

Yours very truly,

**MNP Ltd.
Receiver of 2399430 Alberta Ltd. and 2399449 Alberta Ltd.**

Per:

Kristin Gray, CPA, CA, CIRP, LIT
Enclosure



INSOLVENCY & RESTRUCTURING PROFESSIONALS
SUITE 1300, MNP TOWER, 10235 - 101 STREET NW, EDMONTON AB, T5J 3G1
1.866.465.1155 T: 780.455.1155 F: 780.409.5415 MNPdebt.ca

March 17, 2023

Invoice No: 10845794
GST No: 10369 7215

Mike Priestner Real Estate Inc. and
MPRE GP Dev Inc.
10220 – 184 Street NW
Edmonton, AB T5S 0B9

Attention: Kyle Runzer

**Re: In the Matter of the Receivership of 2399430 Alberta Ltd and 2399449 Alberta Ltd. (the
"Companies")
Client Number: 982968**

PROFESSIONAL SERVICES RENDERED by members of the staff of MNP Ltd., as Receiver of the Companies, for the period February 1, 2023, to February 28, 2023, including inter alia the following:

DATE	STAFF	DESCRIPTION	TIME	FEE
01-Feb-2023	SB	Various correspondence with Waste Connections Canada to have the garbage picked up at 10315 - 109 Street NW ("Harvest"); Correspondence with Richard Tino of Leibel Insurance Group ("Leibel") regarding the additional building details for Harvest and 10507 Saskatchewan Drive ("Sask Drive"); Correspondence with Soul Mechanical Ltd. ("Soul Mechanical") regarding services performed to date; Edits to the Receiver's First Report to Court ("First Report"); Various Correspondence;	3.00	960.00
02-Feb-2023	SB	Attend call with the lender to discuss broker proposals, listing award, insurance, and the application to bankrupt the Companies; Various correspondence;	.90	288.00
02-Feb-2023	IS	Verify deposits and bank balance;	.10	20.50
02-Feb-2023	KG	Prepare for and attend call with the lender to discuss broker proposals, listing award, insurance, and the application to bankrupt the Companies; Call with Vince Caputo of NAI Commercial ("NAI") regarding the listing agreement; Correspondence regarding removal of Royal Bank of Canada ("RBC") and Corduroy	1.50	900.00

		registrations from the title; Review various correspondence regarding work done to date by Soul Mechanical; Approve work orders;		
06-Feb-2023	SB	Call with Vince Caputo and Michael Parsons of NAI regarding the listing of Properties; Make arrangements with tenants of Harvest and Sask Drive regarding the introduction and walk through with NAI; Review listing agreement from NAI; Correspondence with Sally Munro of Century 21 Masters advising of the listing decision; Edits to the First Report;	4.00	1,280.00
06-Feb-2023	IS	Review funds available in the bank. Prepare transfer of funds request between the Companies;	.50	102.50
06-Feb-2023	KG	Call with Vince Caputo and Michael Parsons of NAI regarding the listing timeline, listing agreement, data room, Confidentiality Agreement, list prices, and building access; Correspondence with Ryan Trainer of McLennan Ross LLP ("McLennan Ross") regarding the information included in the data room; Review and approve invoices for payment; Review and approve insurance invoices; Correspondence with Richard Tino of Leibel regarding electrical and HVAC inspections for Sask Drive and Harvest; Review the listing agreement and confidentiality agreement as provided by NAI;	2.00	1,200.00
07-Feb-2023	MS	Verify deposit;	.10	13.90
07-Feb-2023	SB	Edits to the First Report, send same to Ryan Trainer of McLennan Ross for review and comment; Correspondence with Vince Caputo and Michael Parsons of NAI regarding 10053 Jasper Avenue ("Jasper Ave") parking; Correspondence with Yuriy Kotov of Reef Parking regarding unregistered parking at Jasper Ave;	3.75	1,200.00
07-Feb-2023	IS	Post disbursements to Ascend. Prepare cheques for the same; Arrange mailing and courier;	.50	102.50

07-Feb-2023	KG	Review and edits to the First Report; Send correspondence to Omada, Avison Young, Colliers International, Marcus & Millichap, and JLL advising of the listing decision; Email correspondence to Richard Tino of Leibel regarding premium cheques and inspections; Sign cheques; Call with Ryan Trainer of McLennan Ross regarding the wording in respect of relief sought to approve the bankruptcies;	4.50	2,700.00
08-Feb-2023	SB	Tour Jasper Ave, Sask Drive, and 10503 - 81 Avenue NW ("Scona Garage") with Vince Caputo and Michael Parsons of NAI regarding signage, marketing materials, and sale strategy; Meet with Ruth Menegozzo and Ken Muggerridge of YMCA and NAI. Various correspondence regarding the listing of Harvest;	3.50	1,120.00
08-Feb-2023	IS	Prepare and edit miscellaneous correspondence;	3.50	717.50
08-Feb-2023	KG	Tour Vince Caputo and Michael Parsons of NAI through all Properties. Discussions regarding signage, marketing materials, and sale strategy; Meet with YMCA regarding signage and tour concerns;	3.00	1,800.00
09-Feb-2023	SB	Correspondence to YMCA, Muve Team @ Royal LePage ARTeam Realty ("Muve Realty"), and Fawkes Coffee and Doughnuts ("Fawkes") introducing NAI and details of the listing process; Final review of the First Report; Various correspondence;	1.75	560.00
09-Feb-2023	IS	Prepare and compile the appendices for the First Report;	.50	102.50
09-Feb-2023	KG	Review and execute the exclusive listing agreement; Review and comment on the Confidentiality Agreement; Review comments from McLennan Ross on the First Report. Further edits and changes to the First Report; Various correspondence with Ryan Trainer of McLennan Ross regarding the strategy in	2.00	1,200.00

		respect of bankrupting the Companies; Review the service list and provide comments;		
10-Feb-2023	IS	Call with CRA regarding RT0002 access codes for the Companies; Create estate in Initial Interview in Ascend; Upload creditor listing to Ascend;	.90	184.50
10-Feb-2023	KG	Edits and finalize First Report; Various correspondence with Isobel Smith and Steven Barlott regarding the RT0002 accounts and filing frequency;	1.00	600.00
13-Feb-2023	SB	Review payables and provide to Kristin Gray for approval; Call Direct Energy regarding the account and outstanding amount; Insurance inspection at the Jasper Ave Property; Various correspondence;	2.50	800.00
13-Feb-2023	IS	Post website update;	2.00	410.00
13-Feb-2023	KG	Review application materials and brief. Correspondence with Ryan Trainer of McLennan Ross regarding the brief; Give instructions regarding a website update; Review renewed insurance policies and advise of address changes; Correspondence with Richard Tino of Leibel regarding the HVAC and electrical inspections;	1.00	600.00
14-Feb-2023	SB	Discussion with Kristin Gray regarding Direct Energy invoices. Reconcile invoice; Review and edits to marketing brochures, for sale sign locations, and data room documents from NAI;	1.00	320.00
14-Feb-2023	IS	Various discussions with Steven Barlott regarding a utility invoice for the Properties; Post disbursements to Ascend. Prepare cheque for the same; Arrange mailing;	.60	123.00
14-Feb-2023	KG	Call with Bill Dushenski of BD LLP regarding his client's debt and an update on the Receivership; Call with Chad Brennand of Candarel regarding the Harvest building; Review and approve invoices for payment; Discuss the Direct Energy bill with Steven Barlott;	.50	300.00

15-Feb-2023	SB	Review NAI marketing materials with Kristin Gray; Various correspondence;	1.30	416.00
15-Feb-2023	IS	Edit and finalize miscellaneous correspondence;	.90	184.50
15-Feb-2023	KG	Edits and changes to various correspondence; Review and approve marketing, signage, and due diligence materials; Receive correspondence from the Department of Justice regarding the bankruptcy application; Sign cheques;	1.50	900.00
16-Feb-2023	SB	Review and approve invoices for payment; Review utility costs for the Properties; Review finalized NAI marketing materials; Review sale agreements from Ryan Trainer of McLennan Ross; Review various correspondence from NAI and Ryan Trainer of McLennan Ross;	2.00	640.00
16-Feb-2023	IS	Website update; Post disbursements to Ascend. Prepare cheques for the same; Arrange mailing;	.70	143.50
16-Feb-2023	KG	Various correspondence with YMCA regarding listing signage and bankruptcy applications; Give instructions regarding a website update for the filed materials; Receive correspondence from Ryan Trainer of McLennan Ross regarding the RBC mortgage registered on title for Sask Drive; Review Offer to Purchase ("OTP"); Review and approve amended marketing brochures, window signage mock-ups, and due diligence drop boxes;	1.50	900.00
17-Feb-2023	SB	Review various correspondence from NAI and Ryan Trainer of McLennan Ross;	.60	192.00
17-Feb-2023	KG	Email correspondence from Vince Caputo of NAI and Ryan Trainer of McLennan Ross regarding OTP changes and current leases; Receive correspondence from YMCA approving the signage; Call with Vince regarding the wording in the OTP for leases; Review OTP changes;	.40	240.00

21-Feb-2023	SB	Draft Property marketing details and send to Isobel Smith to post on the MNP website and asset listing website, review the same; Draft and send Property marketing posting to Insolvency Insider; Draft Property marketing email to firm partners and managers and send it to Kristin Gray; Review various correspondence and finalized OTP from McLennan Ross;	4.00	1,280.00
21-Feb-2023	IS	Post disbursements to Ascend. Prepare cheques for the same; Arrange mailing; Website update, various discussions with Steven Barlott, edits to the website;	2.90	594.50
21-Feb-2023	KG	Various correspondence with Ryan Trainer of McLennan Ross regarding outstanding information; Review various correspondence from the Company's counsel; Review and provide edits to the proposed Amended Order; Prepare for and attend the application; Review final OTPs. Give instructions to Steven Barlott regarding website updates, Insolvency Insider, LinkedIn, and other marketing platforms; Review NAI listings; Various attempts to contact Henok Kassaye of the Company; Various correspondence with Vince Caputo of NAI and Ryan Trainer of McLennan Ross regarding the Korr Design Inc. ("Korr Design") photos and use in brochures;	4.00	2,400.00
22-Feb-2023	SB	Draft a LinkedIn post and send it to Zenon Andryo for posting to the MNP Ltd. LinkedIn page; Finalize firm email to managers and partners with Kristin Gray; Review Jasper Ave EPCOR bill and utility costs;	1.20	384.00
22-Feb-2023	KG	Edit and approve LinkedIn post; Draft and send marketing emails to all partners; Correspondence with Vince Caputo of NAI regarding the marketing launch; Email update to the lender group regarding marketing launch and bankruptcies. Call from KV Capital regarding the opportunity;	1.50	900.00

		Receive correspondence from The City of Edmonton regarding outstanding property taxes;		
23-Feb-2023	SB	Review marketing details; Insurance inspection at the Jasper Ave property; Various correspondence;	1.80	576.00
23-Feb-2023	IS	Post disbursement to Ascend. Prepare a cheque for the same; Arrange mailing; Post funds received to Ascend. Prepare and email the Trust Transfer Form to VersaBank for the same;	.50	102.50
23-Feb-2023	KG	Review and approve final social media posts; Email correspondence to Ryan Trainer of McLennan Ross regarding updates to the renderings on the Jasper Ave brochure; Call with Giovannia Worsley regarding property tax review; Various correspondence with Vince Caputo of NAI, and Ryan Trainer of McLennan Ross regarding media requests; Preliminary review of bank transaction information from ATB. Correspondence with Ryan regarding the information provided by ATB;	1.00	600.00
24-Feb-2023	IS	Arrange to file signed Order; Update website;	.50	102.50
24-Feb-2023	KG	Inquiries from various interested parties, connect them with NAI; Various correspondence with Ryan Trainer of McLennan Ross regarding payment for the Korr Design renderings;	.50	300.00
27-Feb-2023	SB	Call Direct Energy regarding utility account; Insurance inspection at the Jasper Ave Property;	2.10	672.00
28-Feb-2023	SB	Correspondence with Ken Muggerridge of YMCA regarding building maintenance requests;	.20	64.00
28-Feb-2023	IS	Post disbursement to Ascend. Prepare cheque for the same; Draft and finalize cover letter to be sent with cheque; Arrange mailing;	.30	61.50
TOTAL			74.00	29,257.90

INVOICE SUMMARY

PROFESSIONAL FEES		\$29,257.90
DISBURSEMENTS		
Office Costs and Marketing	<u>360.58</u>	360.58
GST on Professional Fees	1,462.90	
GST on Taxable Disbursements	<u>18.03</u>	1,480.93
TOTAL THIS INVOICE		<u>\$31,099.41</u>

The time incurred by members of the staff of MNP Ltd. on this assignment regarding the Companies for the period February 1, 2023, to February 28, 2023, was as follows:

FEE SUMMARY

Staff	Position	Hours	Hourly Rate \$	Total \$
Kristin Gray	Senior Vice President	25.90	600.00	15,540.00
Steven Barlott	Senior Consultant	33.60	320.00	10,752.00
Isobel Smith	Administration	14.40	205.00	2,952.00
Megan Schafer	Administration	0.10	139.00	13.90
Time Billed		74.00	395.38 *	29,257.90

(*Average)

EXHIBIT B

Copy of the Receiver's Legal Counsel Invoice

This is Exhibit " B " referred to
in the Affidavit of
Kristin Gray
.....
Sworn before me this 24 day
of April, 2023
Isobel Smith
.....
A Commissioner for Oaths in and for Alberta

ISOBEL NICOLE SMITH
A Commissioner for Oaths
in and for Alberta
My Commission expires August 31, 2024
Appointee No. 0784665

MCLENNAN ROSS

LEGAL COUNSEL

ATTN:KRISTIN GRAY
MNP LTD.
10235 101 STREET NW
SUITE 1300
EDMONTON, AV T5J 3G1

RYAN TRAINER
Direct Line: 780.482.9153
email: ryan.trainer@mross.com

Matter No.: 20230841 RTT

Date: March 17, 2023

**RE: RECEIVERSHIP OF 2399430 AB LTD. AND 2399449 ALBERTA LTD.
MASTER FILE**

Please find enclosed our firm's Statement of Account for professional services rendered in relation to the above noted matter.

Should you have any questions or concerns pertaining to the enclosed, please do not hesitate to contact our office.

Yours truly,

Ryan Trainer

RYAN TRAINER
Encl.

Edmonton

600 McLennan Ross Building
12220 Stony Plain Road
Edmonton, AB T5N 3Y4
Telephone 780 482 9200
Facsimile 780 482 9100
Toll-free 800 567 9200

Calgary

1900 Eau Claire Tower
600 - 3rd Avenue SW
Calgary, AB T2P 0G5
Telephone 403 543 9120
Facsimile 403 543 9150
Toll-free 888 543 9120

Yellowknife

301 Nunasi Building
5109 - 48th Street
Yellowknife, NT X1A 1N5
Telephone 867 766 7677
Facsimile 867 766 7678
Toll-free 888 836 6684

MCLENNAN ROSS

LEGAL COUNSEL

Date: March 17, 2023
Client No.: 020993
Matter No.: 20230841 RTT
Bill No.: 822841

600 McLennan Ross Building
12220 Stony Plain Road
Edmonton, AB T5N 3Y4

ATTN: KRISTIN GRAY
MNP LTD.
10235 101 STREET NW
SUITE 1300
EDMONTON, AV T5J 3G1

Telephone (780) 482-9200
Fax (780) 482-9100
Toll-Free 1-800-567-9200
Enquiries E-mail edmonton@mross.com
Payments E-mail payments@mross.com

RE: RECEIVERSHIP OF 2399430 AB LTD AND 2399449 ALBERTA LTD
MASTER FILE

SUMMARY OF ATTACHED ACCOUNT

Total fees, other charges, disbursements and tax for professional services rendered, details of which are attached:

FEES:

\$35,831.00

OTHER CHARGES:

\$87.25

DISBURSEMENTS:

\$610.82

TAX:

\$1,821.76

TOTAL DUE: (Payable Canadian Funds)

\$38,350.83

EFT (Electronic Funds Transfer) or Wire Transfer Instructions for Canadian Funds within Canada

Receiving Bank: Canadian Western Bank, 100,12230 Jasper Avenue, Edmonton, AB T5N 3K3
Receiving Account: 101010437955
Bank ID: 030
Bank Transit: 03029
Beneficiary Name: McLennan Ross LLP
Beneficiary Address: 600 McLennan Ross Building, 12220 Stony Plain Road, Edmonton, AB T5N 3Y4
Please email "Matter: 20230841; Invoice: 822841" to payments@mross.com

EFT (Electronic Funds Transfer) or Wire Transfer Instructions for payments from outside of Canada

Receiving Bank: Royal Bank of Canada, 16909 - 103A Avenue, Edmonton, AB Canada T5P 4Y5
Receiving Account: 104-397-5
Bank ID: 003
Bank Transit: 01599
Beneficiary Name: McLennan Ross LLP
Swift Code: ROYCCAT2
Beneficiary Address: 600 McLennan Ross Building, 12220 Stony Plain Road, Edmonton, AB T5N 3Y4
Please email "Matter: 20230841; Invoice: 822841" to payments@mross.com

For Interac e-Money transfers

Please provide the matter number: 20230841; bill number: 822841 and password by email to payments@mross.com

ALL ACCOUNTS ARE PAYABLE UPON RECEIPT, INTEREST AT THE RATE OF 1.5% PER MONTH (18% PER ANNUM) SHALL BE CHARGED ON ALL ACCOUNTS FROM DATE OF BILLING; HOWEVER, NO INTEREST WILL BE CHARGED ON ACCOUNTS PAID WITHIN 30 DAYS.

G.S.T. #R119415172
CLIENT COPY

MCLENNAN ROSS

LEGAL COUNSEL

Date: March 17, 2023
 Client No.: 020993
 Matter No.: 20230841 RTT
 Bill No.: 822841

600 McLennan Ross Building
 12220 Stony Plain Road
 Edmonton, AB T5N 3Y4

ATTN: KRISTIN GRAY
 MNP LTD.
 10235 101 STREET NW
 SUITE 1300
 EDMONTON, AV T5J 3G1

Telephone (780) 482-9200
 Fax (780) 482-9100
 Toll-Free 1-800-567-9200
 Enquiries E-mail edmonton@mross.com
 Payments E-mail payments@mross.com

**RE: RECEIVERSHIP OF 2399430 AB LTD AND 2399449 ALBERTA LTD.
 MASTER FILE**

PROFESSIONAL SERVICES RENDERED WITH RESPECT TO THE ABOVE NOTED MATTER, INCLUDING

12-Dec-22	RTT	1.70	Review application materials in advance of application.	603.50
13-Dec-22	RTT	1.30	Attend in virtual chambers for application to appoint MNP as receiver of debtors.	461.50
14-Dec-22	RTT	0.10	Review correspondence re next steps in the receivership.	35.50
14-Dec-22	RTT	0.40	Review and respond to Receiver re filing of lien; Prepare service list; Request searches.	142.00
14-Dec-22	GBH	0.20	Telephone call with R. Trainer regarding builders' lien matters.	80.00
15-Dec-22	LNA	0.30	Obtain corporate, PPR, bankruptcy, and court searches.	37.50
15-Dec-22	RTT	2.00	Review mortgage documents; Review searches; Request additional searches; Request service list be prepared; Call with Receiver.	710.00
16-Dec-22	TMC	0.20	Telephone discussion with R. Trainer re balance of property taxes owing;	33.00
16-Dec-22	RTT	0.30	Call with Receiver re outstanding requests from debtor and upcoming call with lender counsel.	106.50
16-Dec-22	RTT	1.00	Call with Receiver re outstanding requests from debtor and upcoming call with lender counsel.	355.00
19-Dec-22	CPR	0.20	Review issues with respect to different mortgagees/owners and follow up.	130.00
19-Dec-22	RTT	2.20	Request and review updated land title searches; Call Brownlee LLP re registration of leasehold interest caveat on 81 Avenue lands; Call with Receiver; Request corporate search on Gala Construction Ltd.; Inquire with lender counsel re RBC registration; Draft email to Receiver flagging various issues on title and related ongoing issues re access to properties and dealing with tenants; Call with Receiver.	781.00
19-Dec-22	JH	0.30	Obtain Land Titles searches on Title Numbers 222 105 236, 222 128 555 and 222 128 555; Obtain copy of Plan 9220734; Email from R. Tainer requesting title for 222 128 555 +2.	67.50
20-Dec-22	JH	0.30	Obtain Land Titles RBC Mortgage from the Land Titles Office; Obtain three historical titles from the Land Titles Office for Plan I2, Block 103, Lot 6.	67.50
20-Dec-22	RTT	1.50	Draft letter to Gala Construction Ltd. re liens; Call with Receiver and lenders; Request additional searches.	532.50
21-Dec-22	RTT	0.10	Request copy of lease caveat.	35.50

**G.S.T. #R119415172
 CLIENT COPY**

21-Dec-22	KLC	0.30	Receipt of instructions to conduct registered document search; Conduct Land Titles Office search for registered document 222 074 292; Email lawyer to advise unable to download document for review; Prepare email to Land Titles requesting assistance with document search; Email to lawyer advising of same; Upload search results to NetDocs; Email to lawyer providing registered document copy for his review; Email to Accounting Department forwarding receipt to be posted as disbursement to file.	66.00
22-Dec-22	RTT	1.90	Review correspondence from YMCA; Review YMCA lease agreement; Call with Receiver re missing info; Email correspondence with counsel for Corduroy Properties re status of registered leasehold caveat.	674.50
27-Dec-22	RTT	0.50	Review lease assignment and corporate resolutions on YMCA lease; Review MUVE Realty lease.	177.50
28-Dec-22	MVM	0.70	Review email correspondence from R. Trainer re lease agreement and assignment and assumption agreement; Advise R. Trainer re issues with lease.	206.50
28-Dec-22	RTT	0.40	Strategy call with Receiver re various lease issues.	142.00
29-Dec-22	RTT	0.20	Review correspondence to YMCA; Review DIP financing correspondence and offers.	71.00
02-Jan-23	RTT	3.90	Start drafting draft sale and vesting orders for each of the 4 properties to be attached to the asset purchase agreement for each property; Draft letter to counsel for debtors requesting outstanding documents for review.	1,560.00
03-Jan-23	LNA	0.10	Obtain corporate search.	12.50
03-Jan-23	RTT	2.20	Edit letter to counsel for Defendants; Correspondence with counsel re removal of Corduroy caveat removal; Respond to correspondence from Cushman Wakefield; Further drafting of real estate purchase agreement; Draft letter to Corduroy Properties requesting removal of lease caveat.	880.00
04-Jan-23	RTT	2.70	Update letter to Corduroy and seek instructions from Receiver; Call with Receiver re insurance issues on properties; Review insurance policies and historical bylaws; Call with insurance partners; Strategy call with Receiver; Review DIP financing emails; Send email to Alberta historical resources officer; Email Plaintiff counsel re lease caveat on Sask Drive.	1,080.00
05-Jan-23	RTT	0.70	Correspondence with Alberta Historical Resources representative; Review further correspondence re DIP Financing; Review correspondence re insurance policies.	280.00
06-Jan-23	RTT	0.40	Call with Receiver re update on insurance estimates; Correspondence with City of Edmonton heritage planner re issues on loss to heritage building.	160.00
09-Jan-23	RTT	0.20	Review correspondence from Alberta Heritage; Review correspondence from City heritage planner.	80.00
10-Jan-23	RTT	0.30	Correspondence with Receiver re outstanding requests for documents from debtors; Draft follow up email to counsel for debtors requesting various outstanding issues.	120.00
11-Jan-23	RTT	0.90	Review email from city heritage planner and provide Receiver comments on responding to city; Review bylaws and summarize for receiver.	360.00
12-Jan-23	RTT	0.30	Check in with Receiver to determine if outstanding requests obtained; Send follow up correspondence to counsel for debtors requesting missing items; Further correspondence with Receiver and debtor counsel re outstanding items.	120.00
16-Jan-23	RTT	0.10	Review court searches.	40.00
17-Jan-23	RTT	0.20	Review correspondence re CRA requests to file GST returns; Review correspondence re multiple requests for bank statements and funds frozen in ATB accounts; Email receiver.	80.00

20-Jan-23	RTT	1.30	Draft another follow up letter to counsel advising of the urgency of the unanswered requests of the receiver of the debtor; Email correspondence with Receiver.	520.00
24-Jan-23	CPR	0.30	Review R. Trainer's email re director issues and respond; Telephone R. Trainer.	202.50
24-Jan-23	RTT	0.70	Review correspondence from counsel for Kassaye re issues communicating with client; Calls with Receiver; Call with counsel for debtors re answering outstanding questions.	280.00
25-Jan-23	CPR	0.20	Telephone call with R. Trainer re bankruptcy issues.	135.00
25-Jan-23	RTT	1.50	Assess issues on evicting non-paying tenant and insurance issues; Call with Receiver.	600.00
26-Jan-23	RTT	0.50	Draft letter to ATB requesting records; Send to Receiver for review.	200.00
27-Jan-23	RTT	0.20	Call with Receiver; Send demand letter to ATB.	80.00
29-Jan-23	RTT	0.40	Draft email to City of Edmonton re Union Bank Building; review correspondence re insurance issue; Email correspondence with receiver re booking application seeking multiple relief.	160.00
30-Jan-23	RTT	1.20	Confirm instructions re application to bankrupt and compel records; Review and edit summary of listing proposals.	480.00
30-Jan-23	CJ	0.20	Draft booking letter to Commercial Coordinator confirming time of application and providing detailed information required by Court, including description of application, list of materials that will be relied on, and information of interested parties.	53.00
31-Jan-23	RTT	0.30	Review insurance policies; Review correspondence from court coordinator and counsel for lenders.	120.00
02-Feb-23	RTT	1.20	Review correspondence; Conference call with Receiver and lenders; Email corduroy developments.	480.00
06-Feb-23	RTT	0.20	Review exclusive listing agreement.	80.00
07-Feb-23	RTT	1.50	Strategy call with Receiver; Review and edit proposed confidentiality agreement; Address issues with existing reports.	600.00
08-Feb-23	CPR	0.20	Revise exclusive listing agreement.	135.00
08-Feb-23	CPR	0.20	Review and email R. Trainer.	135.00
08-Feb-23	ERH	1.60	Draft and revise order and application for bankruptcy of debtor companies, among other relief.	488.00
08-Feb-23	RTT	1.60	Review and edit Receiver's Report; Edit brokerage agreement; Edit Confidentiality agreement; Email ATB; Review service list; Prepare service letters; Circulate proposed changes to Realtor.	640.00
08-Feb-23	ERH	0.40	Review and analyze Receiver's Draft Report.	122.00
09-Feb-23	ERH	1.20	Edit and revise application and order for bankruptcy of debtor companies and other relief.	366.00
09-Feb-23	RTT	2.70	Email correspondence with ATB; Prepare bench brief; Confirm agreements with NAI are approved; Edit application materials.	1,080.00
10-Feb-23	RTT	1.20	Edit Brief; Edit Application and Order; Edit letter to Court.	480.00
10-Feb-23	ERH	1.20	Revise law for Brief for Receiver; Organize cases.	366.00
12-Feb-23	RTT	2.50	Further edits to application materials and brief.	1,000.00
13-Feb-23	RTT	2.30	Final changes to materials prior to filing and give instructions to L. Anderson re filing and service issues; Call with Receiver.	920.00
14-Feb-23	RTT	1.50	Edit Sale and Vesting Orders; Correspondence with CRA re pending application.	600.00
15-Feb-23	RTT	0.50	Email correspondence with counsel for CRA; Address concerns of broker.	200.00
16-Feb-23	JH	0.40	Email to and from R. Trainer regarding missing legal description; Obtain 4 updated Land Titles searches for the 81 Avenue, 109 Street, Union Bank and Saskatchewan Drive lands.	90.00

16-Feb-23	MVM	0.20	Call with R. Trainer re purchase and sale agreements; Discussions with L. Roseman re same.	65.00
16-Feb-23	LRR	0.10	Call and emails with R. Trainer re reviewing OTPs.	30.50
16-Feb-23	CPR	0.60	Review offer to purchase and email R. Trainer.	405.00
16-Feb-23	LRR	3.60	Review and revise four Offer to Purchase and Real Estate Contracts; Emails and calls with R. Trainer re same; Check OTPs against legal descriptions and encumbrances on titles.	1,098.00
16-Feb-23	CPR	0.10	Review and reply to R. Trainer on information in data room.	67.50
16-Feb-23	MJR	1.20	Emails to/from R. Trainer re purchase agreements for sale of lands; Review and revise same.	342.00
17-Feb-23	MVM	0.50	Discussions with L. Roseman re offer's to purchase; Review and revise same.	162.50
17-Feb-23	CPR	0.50	Revise OTP.	337.50
17-Feb-23	RTT	2.50	Discussions and edits with L. Roseman of our office re changes to Offer to Purchase; Email correspondence with realtor and Receiver re listing of properties and dealing with tenants; Call with realtor.	1,000.00
21-Feb-23	LRR	0.50	Call with R. Trainer re OTPs; Revise two OTPs re lease deposits and send to R. Trainer.	152.50
21-Feb-23	RTT	6.90	Prepare speaking notes; Calls with Receiver; Call with debtor counsel; Edit Order; Attend in chambers and attend an order permitting bankruptcy and delivery of documents; Call with Receiver; Call with Korr Design re use of drawings; Report to Receiver.	2,760.00
22-Feb-23	CPR	0.20	Review issues on designs and respond.	135.00
22-Feb-23	CPR	0.10	Review update on claim to IP.	67.50
22-Feb-23	RTT	1.50	Assess issues and email C. Russell; Email counsel for debtors copies of the ATB accounts and the unsigned order; Request documents from debtors; Call with counsel for Korr Design; Strategy discussion with Receiver; Email correspondence with Receiver re Korr Design issues.	600.00
23-Feb-23	CPR	0.10	Telephone call with K. Gray re listing proposals.	67.50
23-Feb-23	RTT	0.30	Review ATB information provided; Call with Receiver.	120.00
24-Feb-23	RTT	0.60	Email correspondence with counsel for Korr; Draft email to ATB re account records; Direct service of Order; Call with listing agent.	240.00
26-Feb-23	RTT	0.20	Review correspondence from W. Dushenski, counsel for unsecured creditors re amounts payable; Forward to Receiver; Email lender's counsel re status of RBC discharge.	80.00
01-Mar-23	RTT	0.30	Review and respond to correspondence from counsel for lender discharge of RBC security; Call with Receiver.	120.00
02-Mar-23	CPR	0.30	Meet with R. Trainer re bulk sale.	202.50
02-Mar-23	RTT	0.50	Address issues on Sask Drive offer; Correspondence with realtor.	200.00
05-Mar-23	RTT	0.10	Review comments from broker re offers and forward to receiver.	40.00
06-Mar-23	LRR	0.20	Review lease agreement re ability to compel tenant estoppel certificate.	61.00
06-Mar-23	SRN	0.30	Obtain title search.	67.50
06-Mar-23	RTT	2.10	Strategy call with Receiver and Broker re dealing with contending offers; Review new offer; Consider issues with existing offer; Call with lender; Follow up re discharge of RBC security; Request updated searches.	840.00
07-Mar-23	CPR	0.20	Review amended offer and respond on condition wording.	135.00
07-Mar-23	WBS	0.10	Obtain title search; Report to R. Trainer.	13.50
07-Mar-23	RTT	1.50	Edit offer on Sask Drive and circulate for comment; Update service list; Email correspondence with realtor; Further updates to OTP on Sask Drive.	600.00
08-Mar-23	RTT	0.30	Correspondence with V. Caputo re offer on Sask Drive and offer.	120.00
09-Mar-23	CPR	0.20	Review R. Trainer's email re RBC enclosures and respond.	135.00
09-Mar-23	CPR	0.30	Review offer on Saskatchewan Drive; Review undertaking.	202.50

09-Mar-23	SRN	0.10	Obtain title search.	22.50
09-Mar-23	LNA	0.20	Obtain PPR and Land Title searches.	25.00
09-Mar-23	RTT	1.90	Email counsel for lender to request undertaking letter; Call counsel for RBC; Strategy discussion with C. Russell of our office; Review title and contact Stillman LLP re registration of new caveat; Call with realtor re offer on Sask Drive; Email counsel for new caveat registrant on Sask Drive; Request new title searches of each property.	760.00
10-Mar-23	CPR	0.10	Review and reply to R. Trainer on RBC.	67.50
10-Mar-23	CPR	0.10	Review R. Trainer's draft insert and reply.	67.50
10-Mar-23	MVM	1.20	Review and revise Offer to Purchase to deal with the RBC Registration; Discussions with R. Trainer re same.	390.00
10-Mar-23	RTT	3.40	Strategy discussions with C. Russell of our office dealing with registrations that cannot be removed by court order; Review correspondence re union bank publicity and confirm updated service list; Call with Realtor and Receiver; Make substantial edits to Sask Drive offer; Send to Receiver to sign.	1,360.00
11-Mar-23	RTT	0.50	Review security and draft security opinion for Receiver.	200.00
11-Mar-23	RTT	3.50	Review security and draft security opinion for Receiver.	1,400.00
14-Mar-23	PTH	0.40	Phone call with our R. Trainer re mortgage caveat.	170.00

SUMMARIES		TITLE	\$ RATE	HOURS	\$ FEES
CJ	CONSTANCE JIANG	Associate	265.00	0.20	53.00
CPR	CHARLES P. RUSSELL, K.C.	Partner	675.00	3.70	2,497.50
CPR	CHARLES P. RUSSELL, K.C.	Partner	650.00	0.20	130.00
ERH	ERIK HOLMSTROM	Associate	305.00	4.40	1,342.00
GBH	GRAHAM HENDERSON	Partner	400.00	0.20	80.00
JH	JOLLENA HANCEN	Paralegal	225.00	1.00	225.00
KLC	KRISTINE CANN	Paralegal	220.00	0.30	66.00
LNA	LYNAE ANDERSON	Paralegal	125.00	0.60	75.00
LRR	LYDIA ROSEMAN	Associate	305.00	4.40	1,342.00
MJR	MATTHEW RYAN	Associate	285.00	1.20	342.00
MVM	MARCO V. MARRELLI	Associate	325.00	1.90	617.50
MVM	MARCO V. MARRELLI	Associate	295.00	0.70	206.50
PTH	PATRICK T. HAUGHIAN	Partner	425.00	0.40	170.00
RTT	RYAN TRAINER	Partner	400.00	59.30	23,720.00
RTT	RYAN TRAINER	Partner	355.00	13.60	4,828.00
SRN	SHAWNA RICZU-NASH	Paralegal	225.00	0.40	90.00
TMC	TERRY CSANDL	Paralegal	165.00	0.20	33.00
WBS	WHITNEY SMITH	Paralegal	135.00	0.10	13.50

FEES FOR PROFESSIONAL SERVICES: \$35,831.00

OTHER CHARGES:

Laser printing	55.00
Colour Reprographic Services	32.00
Photocopies	0.25

Total Taxable Other Charges subject to GST: 87.25

TOTAL OTHER CHARGES: 87.25

TOTAL FEES AND OTHER CHARGES: 35,918.25

NON-TAXABLE DISBURSEMENTS:
(Incurred on your behalf as agent)

Court House - Filing	70.00
Eldor Wal Registration Non Taxable	23.82

TOTAL NON-TAXABLE DISBURSEMENTS: 93.82

TAXABLE DISBURSEMENTS:

Scotiabank - Visa - Court of King's Bench Civil Search	40.00
CWB Visa - Edm - Gord - Court of King's Bench Digital Printing fee	20.00
Corporate Registry - Search	49.00
LTO - On Line Title/Document Search	182.00
PPR - Search	18.00
Federal Bankruptcy Searches	32.00
Postage	58.45
Deliveries	77.55
Eldor Wal Registration Taxable	40.00

Total Taxable Disbursements subject to GST: 517.00

TOTAL TAXABLE DISBURSEMENTS: 517.00

TOTAL DISBURSEMENTS: 610.82

SUBTOTAL: \$36,529.07

TOTAL GST/HST: 1,821.76

TOTAL ACCOUNT INCLUDING GST/HST PAYABLE: (Payable Canadian Funds) \$38,350.83

THIS IS OUR ACCOUNT HEREIN

McLENNAN ROSS LLP

PER: Ryan Trainer
RYAN TRAINER

E. & O.E.

Blank tax code = 5% GST
F12/D12 tax code = 12% HST
F13/D13 tax code = 13% HST
F14/D14 tax code = 14% HST
F15/D15 tax code = 15% HST