

Clerk's stamp:

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2303-12261

COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

EDMONTON

PLAINTIFF

KV CAPITAL INC.

DEFENDANTS

JASPER SUMMERLEA SHOPPING CENTER LTD. and JUDY CHEN

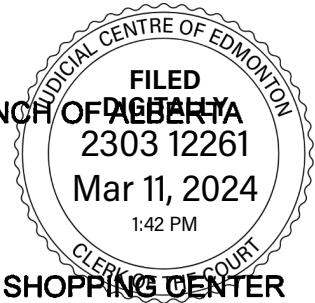
DOCUMENT

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:
Parlee McLaws LLP
1700 Enbridge Centre
10175 – 101 Street NW
Edmonton, AB, Canada T5J 0H3
Attention: Steven A. Rohatyn
Phone: 780.423.8177 Fax: 780.423.2870
srohatyn@parlee.com



**AFFIDAVIT OF KRISTIN GRAY
SWORN ON MARCH 7, 2024**

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 Manager of Jasper Summerlea Shopping Center 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 Jasper Summerlea Shopping Center Ltd. pursuant to the Order of the Honourable Justice Whitting of the Alberta Court of King's Bench dated August 17, 2023 (the "Receivership").

3. I am a Chartered Professional Accountant and Licensed Insolvency Trustee with over 10 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 the Receiver's accounts covering fees and disbursements incurred by the Receiver for the period August 8, 2023, to December 31, 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 the name of the individual who completed the work;
 - (b) The hourly rate for each and every individual employee of the Receiver who completed work in regard to the Receivership (the "**Hourly Rates**"), including Non – Professional staff is as follows:

The MNP Ltd. team:

 - (i) Kristin Gray, Senior Vice-President and Licensed Insolvency Trustee - \$635/650;
 - (ii) Danny Crawford, Partner - \$650;
 - (iii) Karen Aylward, Vice-President and Licensed Insolvency Trustee - \$560
 - (iv) Steven Barlott, Senior Consultant / Manager - \$350/395;
 - (v) Maha Shah, Senior Consultant - \$350;
 - (vi) Shannon Massa, Administration (Non-Professional) - \$245;
 - (vii) Magan Schafer, Administration (Non-Professional) - \$245 ;
 - (viii) Isobel Smith, Administration (Non-Professional) - \$216/245;
 - (ix) Rebecca Namiiro, Administration (Non-Professional) - \$244;
 - (x) Shanna Marshall, Administration (Non-Professional) - \$216; and,
 - (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 \$123 are comprised of:
 - (i) Postage fees of \$80; and,
 - (ii) Office costs of \$43.
5. With respect to the Receiver's independent legal counsel, Parlee McLaws LLP ("**Parlee**"), accounts covering fees and disbursements incurred by counsel for the period June 29, 2023, to January 31, 2024, which accounts are contained herein as **Exhibit "B"** (the "**Parlee Accounts**"):

- (a) The Parlee 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 the 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 who completed work in regard to the Receivership (the "Parlee Hourly Rates"), including Non – Professional staff is as follows:

The Parlee team:

- (i) Randy S. Shapiro, Counsel - \$610;
 - (ii) Vicki G. Giannacopoulos, Counsel/ Partner - \$535/575
 - (iii) Steven A. Rohatyn, Partner - \$500/550;
 - (iv) Laura M. Perram, Associate - \$360;
 - (v) Leela T. Wright, Associate - \$345;
 - (vi) Zachary A. Fischer, Articling Student - \$260
 - (vii) Donna M. Mackie, Paralegal - \$225;
 - (viii) Rayne N. Prins, Paralegal - \$185/190;
- (c) I submit that the Parlee 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; and
 - (d) The disbursements contained within the Parlee Accounts totaling \$2,165 are comprised of:
 - (i) Printing and scanning fees of \$617;
 - (ii) Land Titles searches and fees of \$474;
 - (iii) Registration and filing fees of \$446;
 - (iv) Other search fees of \$244;
 - (v) Other charges of \$178;
 - (vi) Delivery fees of \$97;
 - (vii) Personal Property Registry related fees of \$66
 - (viii) Corporate service charges of \$35; and,
 - (ix) Bank Act service charges of \$8.

6. I make this Affidavit in support of the application to approve the fees, disbursements and GST of \$114,340.88 which have been rendered by MNP Ltd. as Receiver and to approve the fees, disbursements, other charges, and GST of \$103,738.97 which have been rendered by Parlee, counsel to the Receiver, within this Action.

SWORN before me at the City of
Edmonton, in the Province of Alberta, this
7th day of March 2024.



A Commissioner for Oaths in and for the
Province of Alberta

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Kristin Gray, CPA, CA, CIRP, LIT
Senior Vice-President

ISOBEL NICOLE SMITH
A Commissioner for Oaths
in and for Alberta
My Commission expires August 31, 2024
Appointee No. 0764665

EXHIBIT A

Copies of the Receiver's Invoices

This is Exhibit " A " referred to
in the Affidavit of
Kristin Gray
Sworn before me this 7 day
of March, 2024
Isobel Nicole 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. 0764665

In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd.

Summary of Receiver's Fees

For the period of August 8, 2023, to December 31, 2023

Period	Invoice	Fees	Disbursements	GST	Total
August 8, 2023 to August 31, 2023	11231751	24,417.10	79.54	1,224.84	25,721.48
September 1, 2023 to September 30, 2023	11270105	21,914.10	43.22	1,097.87	23,055.19
October 1, 2023 to October 31, 2023	11322123	23,331.40	-	1,166.57	24,497.97
November 1, 2023 to November 30, 2023	11365518	23,477.30	-	1,173.87	24,651.17
December 1, 2023 to December 31, 2023	11397444	15,633.40	-	781.67	16,415.07
		108,773.30	122.76	5,444.82	114,340.88



September 25, 2023

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")
Client Number: 1039706**

Please find enclosed our Invoice No. 11231751 for professional services rendered for the period of August 8, 2023, to August 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.
In its capacity as Receiver of
Jasper Summerlea Shopping Center 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

September 25, 2023

Invoice No: 11231751
GST No: 10369 7215

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")
Client Number: 1039706**

PROFESSIONAL SERVICES RENDERED by members of the staff of MNP Ltd., as Receiver of the Company, for the period August 8, 2023, to August 31, 2023, including inter alia the following:

DATE	STAFF	DESCRIPTION	TIME	FEE
08-Aug-2023	IS	Prepare the Receiver's case website and send the same to DLA; Pull corporate and PPR searches for the Company; Draft client acceptance documents; Draft engagement letter; Enter the engagement into MPM; Draft creditor listing;	1.00	216.00
09-Aug-2023	IS	Review and finalize various documents. Send the same to Grant Bazian for review;	.30	64.80
15-Aug-2023	SB	Draft and finalize Information Request; Review application materials; Extract Jollibee lease from affidavit;	2.00	700.00
15-Aug-2023	KG	Call with Steve Rohatyn of Parlee McLaws LLP ("Parlee") and Jerritt Pawlyk of DLA Piper LLP ("DLA") regarding the Jollibee rent and possible amendments to the Order; Review the Jollibee lease agreement; Review draft Order; Review application materials; Various pre-filing correspondence with Jerritt Pawlyk of DLA; Review PPR and corporate search; Review and edits to the Information Request; Prepare for and attend the adjourned application to appoint a Receiver;	2.50	1,587.50
16-Aug-2023	KG	Review the commitment letter from Dunhill Developments Limited;	.30	190.50

		Review correspondence and lease documentation related to 19072373 Alberta Ltd. o/a Liquor Spot;		
17-Aug-2023	SB	Edit and finalize the Information Request Letter; Correspondence with the debtor's counsel regarding meeting with Judy Chen at the Company; Arrange for a locksmith and prepare for taking possession. Discussion with Maha Shah regarding the same; Various correspondence;	1.00	350.00
17-Aug-2023	KG	Prepare for and attend Court application to appoint a Receiver; Email correspondence with the debtor's counsel to coordinate access to the Property and request financial information; Discussion with Steven Barlott regarding taking possession;	1.00	635.00
18-Aug-2023	MS	Take possession of the Property and perform a thorough walk through; Uploaded pictures of assets to the drive;	3.50	1,225.00
18-Aug-2023	SB	Attend the Property, take possession, and arrange to have locks changed;	3.5	1,225.00
18-Aug-2023	KG	Various correspondence regarding issues taking possession. Call with Steve Rohatyn of Parlee regarding the same; Review correspondence from the debtor's counsel; Review Filed Order;	.50	317.50
21-Aug-2023	SB	File update and progress discussion with Kristin Gray; Draft letter to Canadian Western Bank ("CWB") to freeze bank accounts; Various correspondence;	1.50	525.00
21-Aug-2023	IS	Draft website update; Post various documents to the website;	.70	151.20
21-Aug-2023	KG	Follow up email to the debtor's counsel regarding outstanding information; Email correspondence to Jerritt Pawlyk of DLA Piper regarding the completion quote and contractor; Review completion quote from Terrace Management Group Inc ("Terrace"). Call with Brian Trevelyan of Terrace regarding the completion quote and Property tour; Review and edit website updates;	1.00	635.00

		Email correspondence to West Edmonton Truckland regarding a Property tour;		
22-Aug-2023	SB	Finalize correspondence to ATB Financial ("ATB") and CWB to freeze bank accounts; Draft correspondence to Jollibee regarding the Receivership; Review proposal from Terrace; Call with Judy Chen of the Company regarding the Receivership; Various correspondence;	3.00	1,050.00
22-Aug-2023	KG	Review financial information from debtor counsel. Call with Steve Rohatyn of Parlee regarding outstanding information and correspondence with the debtor to date. Email correspondence to debtor counsel regarding outstanding information, specifically insurance, employee information, creditor details, vehicle location, and the CRA business number;	.60	381.00
23-Aug-2023	SB	Attend the Property to meet with Brian Trevelyan of Terrace for a deficiency walk through; Hand deliver bank account freeze letters to ATB and CWB; Prepare Form 87 Notice and Statement of the Receiver ("Form 87") and related tables; Telephone calls regarding leased vehicles to debtor and drivers; Various correspondence;	5.00	1,750.00
23-Aug-2023	IS	Estate banking tasks related to opening a new bank account; Draft the AUT-01 Form; Arrange couriers for bank freeze letter and Notice to Tenant; Prepare creditor listing. Various correspondence with Steven Barlott and Kristin Gray regarding the same;	1.20	259.20
23-Aug-2023	KG	Tour property with Brian Trevelyan of Terrace; Review and approve tenant letter to Jollibee; Call with Curtis Power of KV Capital Inc. ("KV") regarding the next steps, costs to complete, and Receiver funding; Call with Steve Rohatyn of Parlee regarding the costs to complete, tenant leases, equipment leases, and insurance; Email correspondence to First Foundation	5.00	3,175.00

		<p>Insurance ("First Foundation") regarding current coverage and the Receivership; Call with Doug Chivers regarding the assessment of costs to complete; Review First Capital Lease documentation; Review various books and records provided by debtor counsel; Email correspondence to Brian Trevelyan of Terrace regarding distressed project experience, capacity, interim inspections by engineers and consultants, and references; Give instructions regarding Form 87, the creditor listing, and utility accounts; Review and approve correspondence to ATB and CWB;</p>		
24-Aug-2023	SB	<p>Draft correspondence to Direct Energy and EPCOR to transfer utilities to the Receiver; Correspondence with CWB regarding banking information and review recent banking transactions; Correspondence with John Pow regarding insurance and location of Lexus;</p>	2.50	875.00
24-Aug-2023	IS	<p>Finalize creditor listing; Finalize Form 87 Notice; Fax Form 87 Notice to the Office of the Superintendent of Bankruptcy ("OSB"). Correspondence with the OSB regarding the same; Execute mail out of the Form 87; Commission mailing affidavit; Fax AUT-01 documents to the CRA;</p>	1.90	410.40
24-Aug-2023	KG	<p>Email correspondence to HUB regarding obtaining insurance coverage; Call with debtor's counsel regarding outstanding information; Follow up with email summary. Finalize Form 87; Call with Garnett Germain of First Foundation regarding existing coverage and the next payment; Correspondence to Alan Davies of Listrac; Review Terrace CV and references; Review insurance requirements in the Jollibee lease; Review hair salon lease; Correspondence to Curtis Power of KV regarding the Receiver's borrowings; Review Cansure policy; Bind HUB International Insurance ("HUB")</p>	3.00	1,905.00

		coverage on Jollibee building; Review pre-filing CWB bank transactions and email to debtor counsel regarding improper transactions;		
25-Aug-2023	SB	Attend Super 8 West Edmonton, take possession of Lexus, and have towed to GD;	1.50	525.00
25-Aug-2023	IS	Various updates to Ascend; Estate banking tasks; Correspondence with creditors;	.50	108.00
25-Aug-2023	KG	Review the Wyndham franchise agreement. Correspondence with Steve Rohatyn of Parlee regarding the same; Various correspondence with Ulf-Hilmar Hahn regarding his involvement with the project to date, Receiver's mandate, and role going forward; Various correspondence with Garnett Germain of First Foundation regarding existing policy, cancellation notice, and COC wrap up coverage; Correspondence to Terrace regarding costs to bring engineers and consultants back; Various correspondence regarding insurance coverage for the vehicles. Make storage and towing arrangements for the Lexus; Review CWB transactions and email correspondence to debtor's counsel regarding post filing transactions; Review insurance claim loss history. Email correspondence to debtor's counsel regarding the claims; Review the Jollibee building insurance invoice from HUB. Approve the same for payment;	2.00	1,270.00
28-Aug-2023	SB	Call with CWB regarding stop payment of BMW automatic withdrawal; Call with Yashna Kapoor of Jollibee Canada regarding the Receivership and leased space; Call with April Dickson of Omar Inc. regarding receivership and amounts owing; Various correspondence;	1.00	350.00

28-Aug-2023	KG	Review BMW lease documentation and Ford finance agreement; Correspondence with debtor counsel regarding insurance on truck and BMW. Give instructions to Steven Barlott regarding the same.	.40	254.00
29-Aug-2023	SB	Correspondence with Ricky Shum, hair salon tenant, regarding the lease of commercial space; Correspondence with Patti Jones of Telsco regarding fire and security monitoring; Discussion with Kristin Gray regarding insurance and construction completion; Various correspondence;	1.80	630.00
29-Aug-2023	KG	Review replacement policy terms. Call with Tony Thompson of HUB regarding the same; Bind property coverage and email correspondence with Garnett Germain of First Foundation regarding the same; Detailed review of Terrace's past projects; Call with Matt Hnatuk of Slokker Homes regarding their experience with Terrace; Correspondence with Kevin Mireau of Mireau Construction regarding costs to complete; Email correspondence to Francois Belzil of Biamonte, counsel to the second place lender, regarding insurance coverage; Email correspondence to debtor's counsel regarding insurance coverage on the truck and outstanding financial information; Call with Klondike Insurance to confirm BMW coverage; Call with Greg Gardner of Wheaton Properties regarding his experience with Terrace;	3.00	1,905.00
30-Aug-2023	SB	Coordinate taking possession of the Ford F150 and having towed to GD for storage, various correspondence regarding the same;	.30	105.00
30-Aug-2023	KG	Various correspondence with Steve Rohatyn regarding the 2019 and 2020 Ford trucks; Email correspondence to KV Capital regarding costs to complete, insurance, and next steps with Terrace; Give instructions to Steven Barlott to tow the 2020 Ford truck;	1.50	952.50

		Follow up with debtor counsel on outstanding information; Correspondence with Vault Credit regarding resuming payments and payment instructions;		
31-Aug-2023	SB	Calls with Kingsway Towing regarding removal and towing of Ford F150; Call with Yashna Kapoor regarding Jollibee insurance and other matters affected by the Receivership; Various correspondence;	.70	245.00
31-Aug-2023	KG	Review insurance requirements for Jollibee. Call with Steve Rohatyn of Parlee regarding any pre-filing service contracts or subcontractor agreements; Receive email correspondence from debtor counsel regarding outstanding information. Various email correspondence with Curtis Power of KV regarding insurance and the Jollibee lease; Review the salvage report for the 2019 Ford; Coordinate payment details with Vault;	.70	444.50
TOTAL			54.40	24,417.10

INVOICE SUMMARY

PROFESSIONAL FEES		\$24,417.10
DISBURSEMENTS		
Form 87 Mailout	<u>79.54</u>	79.54
GST on Professional Fees	1,220.86	
GST on Taxable Disbursements	<u>3.98</u>	1,224.84
TOTAL THIS INVOICE		<u><u>\$25,721.48</u></u>

The time incurred by members of the staff of MNP Ltd. on this assignment regarding the Company for the period August 8, 2023, to August 31, 2023, was as follows:

FEE SUMMARY

Staff	Position	Hours	Hourly Rate \$	Total \$
Kristin Gray	Senior Vice President	21.50	635.00	13,652.50
Steven Barlott	Senior Consultant	23.80	350.00	8,330.00
Maha Shah	Senior Consultant	3.50	350.00	1,225.00
Isobel Smith	Administration	5.60	216.00	1,209.60
Time Billed		<u>54.40</u>	<u>448.84 *</u>	<u>24,417.10</u>

(*Average)



October 23, 2023

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")
Client Number: 1039706**

Please find enclosed our Invoice No. 11270105 for professional services rendered for the period of September 1, 2023, to September 30, 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.
In its capacity as Receiver of
Jasper Summerlea Shopping Center Ltd.

Per: 
Kristin Gray, CPA, CA, CIRP, LIT
Enclosure



October 23, 2023

Invoice No: 11270105
GST No: 10369 7215

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")**

Client Number: 1039706

PROFESSIONAL SERVICES RENDERED by members of the staff of MNP Ltd., as Receiver of the Company, for the period September 1, 2023, to September 30, 2023, including inter alia the following:

DATE	STAFF	DESCRIPTION	TIME	FEE
01-Sep-2023	KG	Call with Curtis Power of KV Capital Inc. ("KV Capital") regarding Terrace Management Group Inc. ("Terrace"), costs to complete, and insurance; Call with Braydn Arth of Institutional Property Advisors ("IPA") regarding the Receivership, Wyndham agreement, furniture, and timeline for broker selection;	.60	381.00
05-Sep-2023	SB	Follow up correspondence with Yashna Kapoor of Jollibee Canada ("Jollibee") regarding rent payment and requested information;	.30	105.00
05-Sep-2023	KG	Correspondence with Brian Trevelyan of Terrace regarding next steps, adjustment of certain completion costs, insurance, and the form of the Canadian Construction Documents Committee ("CCDC") contract; Correspondence to Ulf-Hilmar Hahn of Sparked Wolf Ventures Ltd. ("Sparked Wolf") regarding contracting to the Receiver going forward; Review and approve invoices for payment; Correspondence with Steven Rohatyn of Parlee McLaws LLP ("Parlee") regarding the form of the CCDC contract;	.70	444.50

06-Sep-2023	SB	Review invoices for payment; Correspondence with Ricky Shum of Ricky's Hair World ("Ricky's Hair") regarding the lease for the hair salon space; Correspondence with Jodi Fraatz of Integrity Waste Solutions Inc. ("Integrity Waste") regarding waste bin rental; Various correspondence;	.70	245.00
06-Sep-2023	KG	Email correspondence with Brian Trevelyan of Terrace regarding the updated budget, the form of CCDC, and the second walkthrough; Email correspondence to counsel for Ricky's hair regarding timelines for completion;	.30	190.50
07-Sep-2023	IS	Post funds received to Ascend. Arrange deposit of the same;	.30	64.80
07-Sep-2023	KG	Various email correspondence to counsel for Ricky's Hair regarding product and fixtures on site; Email correspondence to Brian Trevelyan of Terrace regarding the CCDC; Review the KV Capital commitment letter. Call with Steve Rohatyn of Parlee regarding edits and changes;	1.00	635.00
08-Sep-2023	SMM	Deposit funds received;	.10	24.50
08-Sep-2023	SB	Correspondence with Ricky Shum of Ricky's Hair regarding the lease and collection of personal items; Call and email with April Dixon of Allmar regarding the Receivership; Correspondence with Jodi Kenzle of ATB Financial ("ATB") regarding the Company's bank account, bank statements, and balance in the account;	.80	280.00
08-Sep-2023	KG	Correspondence to debtor's counsel regarding the cost to complete budget and timeline; Correspondence to David Yesdresyski, counsel to Ricky's Hair, regarding third party assets and the timeline for occupancy;	.30	190.50
11-Sep-2023	SB	Review and approve correspondence as drafted by Parlee to the Company; Correspondence with Ricky Shum of Ricky's Hair regarding collection of personal items; Review details provided by Jollibee regarding the leased property;	1.70	595.00

11-Sep-2023	IS	Arrange to pay insurance;	.50	108.00
11-Sep-2023	KG	<p>Various correspondence with Brian Trevelyan of Terrace regarding the amended budget, CCDC contract, subcontractor negotiations, and a site-walk through;</p> <p>Correspondence with Jerritt Pawlyk of DLA Piper LLP ("DLA") regarding the commitment letter and Receiver's borrowings;</p> <p>Review insurance invoice. Correspondence with Isobel Smith regarding payment;</p> <p>Review and approve invoices for payment;</p> <p>Call with Steve Rohatyn of Parlee regarding the form of CCDC and special terms to include;</p> <p>Approve correspondence to counsel to the debtor regarding outstanding information;</p> <p>Call with Francis Yeung of West Edmonton Truckland Ltd. regarding the completion budget and timeline;</p> <p>Execute Terrace authorization for release of information by the City of Edmonton, engineers, and consultants;</p> <p>Email correspondence to Ulf-Hilmar Hahn of Sparked Wolf regarding the timeline for the site walkthrough;</p> <p>Call with Steve Rohatyn of Parlee regarding payment of negotiated pre-filing AR, costs to complete, and the interplay with the CCDC;</p>	2.40	1,524.00
12-Sep-2023	SB	<p>Correspondence with Tony Thompson of HUB International Insurance ("HUB") regarding Jollibee fire suppression and leased building;</p> <p>Correspondence with Ricky Shum of Ricky's Hair regarding lease and personal items at the Property;</p> <p>Correspondence with Yashna Kapoor of Jollibee regarding payment of rent and outstanding information requested;</p> <p>Call and correspondence with Debbie Neuman of Met Credit regarding the Receivership;</p>	.80	280.00
12-Sep-2023	IS	Various correspondence regarding the insurance payment;	.20	43.20
12-Sep-2023	KG	Call with Steve Rohatyn of Parlee regarding CCDC2 vs CCDC 5B;	.20	127.00

13-Sep-2023	SB	Review and edit various correspondence;	.40	140.00
13-Sep-2023	IS	Prepare and edit miscellaneous correspondence;	.70	151.20
13-Sep-2023	KG	Correspondence to Tony Thompson of HUB regarding snow removal and other considerations for the Jollibee building insurance; Email correspondence to the Company regarding the drywall, roofing, and insulation contractors; Email correspondence with Brian Trevelyan of Terrace regarding a walk-through, contractor details, and engineering/consultant costs; Coordinate cost to complete walk through with West Edmonton Truckland Ltd. and Ulf-Hilmar Hahn of Sparked Wolf; Follow up with KV Capital on the term sheet; Various correspondence regarding payment of insurance proceeds;	1.00	635.00
14-Sep-2023	SB	Request snow removal quotes for the Property; Follow up with Yashna Kapoor regarding payment of rent and insurance;	.50	175.00
15-Sep-2023	KG	Call with Steve Rohatyn of Parlee, KV Capital, and Jerritt Pawlyk of DLA regarding changes to the commitment letter; Correspondence to Ford regarding the PPSA s.18 request; Email correspondence with Mickey Spencer of GD Auctions and Appraisals ("GD") regarding the vehicle values; Review edits to the commitment letter proposed by Parlee; Review the storage demand letter from West Edmonton Truckland Ltd.; Correspondence to counsel to West Edmonton Truckland Ltd. regarding the storage agreement; Correspondence with Brian Trevelyan of Terrace regarding the concrete and seasonal work; Correspondence with Debtor's counsel regarding a site tour and outstanding invoices.	1.50	952.50
18-Sep-2023	IS	Send wire instructions to KV Capital Inc.; Various estate banking tasks;	.30	64.80

		Draft Receiver's Certificate number 1. Send the same to Kristin Gray;		
18-Sep-2023	KG	Review the final version of the Commitment Letter, Review and execute Receiver's Certificate #1; Correspondence to KV Capital regarding funding and the final budget; Review the revised budget provided by Terrace. Forward a working copy of the budget to Ulf-Hilmar Hahn of Sparked Wolf;	.80	508.00
19-Sep-2023	IS	Estate banking tasks;	.20	43.20
19-Sep-2023	KG	Attendance at the Property; Second deficiency tour with Brian Trevelyan of Terrace and Ulf-Hilmar Hahn of Sparked Wolf; Detailed review of the budget with Terrace; Tour property with Francis Yeung of West Edmonton Truckland Ltd.; Correspondence with Brian Trevelyan of Terrace regarding the proposed waterproofing solution for the roof; Coordinate tour with a potential lender for debtor counsel; Call with Steve Rohatyn of Parlee regarding the form of CCDC, liquor store lease, and working copy of the budget; Review the insurance certificate from Jollibee. Correspondence with Tony Thompson of HUB regarding the same; Review correspondence to the liquor store regarding the disclaimer of the Amending Agreement;	5.00	3,175.00
20-Sep-2023	KG	Attendance at the Property to meet Judy Chen of the Company, debtor counsel, and Davina Federgreen to tour the Property for refinancing purposes; Various correspondence with Steve Rohatyn of Parlee regarding the liquor store lease and amounts owing by the Company pursuant to the Agreement; Review and approve correspondence from Parlee McLaws to counsel for the liquor store tenant regarding the disclaimer of the Amending Agreement; Receive email from Brian Trevelyan of Terrace regarding roof repair options;	1.50	952.50

21-Sep-2023	IS	Post disbursements to Ascend. Prepare cheques for the same; Arrange to mail;	.50	108.00
21-Sep-2023	KG	Email correspondence to the Company regarding outstanding information, graffiti quote, and door contractor; Receive and respond to Kim Wakefield of Dentons LLP ("Dentons") regarding the proceedings and an amount owing; Review Jollibee building insurance policy; Email correspondence to Jollibee regarding an update on payment of September rent; Review the snow removal quote from Embark. Discussions with Steven Barlott regarding the same; Sign cheques; Detailed review of Terrace budget v3; Review comments from Ulf Hilmar-Hahn of Sparked Wolf on costs; Email budget questions to Terrace; Call with Brian Trevelyan of Terrace on v3 of the budget, contingency, and commercial space costs;	1.50	952.50
22-Sep-2023	IS	Correspondence with Vault Credit regarding payment of invoices;	.20	43.20
22-Sep-2023	KG	Call with Jollibee regarding issues with September rent; Review correspondence from Brian Trevelyan of Terrace regarding completion costs and the revised budget; Review final budget; Prepare short term cash flow for funding; Call with Steve Rohatyn of Parlee regarding the CCDC;	1.00	635.00
25-Sep-2023	SB	Review and edits to cashflow, discussion with Kristin Gray regarding the same; Review various correspondence regarding project completion;	1.50	525.00
25-Sep-2023	IS	Edit and finalize miscellaneous correspondence;	1.00	216.00
25-Sep-2023	KG	Prepare and finalize short term projected cash flow; Review the revised Proposal from Terrace; Review proposed CCDC and supplementary conditions; Email correspondence to KV Capital regarding the final completion budget, projected cash flow, and second borrowing	3.60	2,286.00

		<p>tranche; Correspondence with Jollibee regarding the GST number; Review the landscaping quote in detail and related comments from Ulf-Hilmar Hahn of Sparked Wolf. Various correspondence with Brian Trevelyan of Terrace regarding the same; Correspondence to Brian Trevelyan of Terrace regarding door lock issues and alarm monitoring; Review legal opinion from Parlee on the KV Capital security; Edit and finalize various correspondence;</p>		
26-Sep-2023	SB	<p>Review snow removal quotes, approve and award the same; Correspondence with Telsco regarding security system; Correspondence with Brian Trevelyan of Terrace regarding interior locks;</p>	1.50	525.00
26-Sep-2023	IS	<p>Pull a Black Book value on the leased BMW;</p>	.20	43.20
26-Sep-2023	KG	<p>Call with Steve Rohatyn of Parlee and Brian Trevelyan of Terrace regarding proposed changes to the CCDC and supplemental conditions; Sign and execute Terrace Proposal;</p>	.80	508.00
27-Sep-2023	SB	<p>Coordination of interior lock changes at the Property with On Guard Lock and Safe;</p>	.30	105.00
27-Sep-2023	IS	<p>Prepare and finalize Receiver's Certificate number 2. Send the same to Kristin Gray; Verbally confirm wire instructions with Terrace and prepare outgoing wire requests for the same;</p>	.70	151.20
27-Sep-2023	KG	<p>Call with Brian Trevelyan of Terrace regarding concerns with Allmar's costs; Call with Telsco to set up user account and provide access to Terrace; Review Terrace's edits to the supplemental conditions and correspondence with Steve Rohatyn of Parlee regarding the same; Coordinate internet at the property with Terrace; Email correspondence to KV Capital regarding additional borrowings; Review BMW Black Book value and email correspondence to Steve Rohatyn of Parlee</p>	2.20	1,397.00

		regarding the same; Review and execute Receiver's Certificate number 2; Correspondence with Paul Elson of KV Capital regarding GST, the commercial leases, and the timing of funding; Follow up with debtor counsel regarding outstanding information;		
27-Sep-2023	SM	Post disbursement to Ascend. Provide to Isobel Smith for processing;	.10	21.60
28-Sep-2023	DC	Correspondence with Kristin Gray on GST issues for completing construction and sale of the Property;	.40	260.00
28-Sep-2023	SB	Call and email correspondence with Kelly Rodd of Guest Supply Canada regarding the receivership and customized hotel related items ordered; Review the Jollibee lease and information related to additional rent; Various correspondence;	1.50	525.00
28-Sep-2023	IS	Various estate banking tasks;	.20	43.20
28-Sep-2023	KG	Correspondence to Brian Trevelyan of Terrace and Steve Rohatyn of Parlee regarding AP amounts, internet access, language for subcontractor release, and timing of funding; Correspondence with KV Capital regarding receipt of funding; Correspondence with Danny Crawford regarding GST and ITCs and considerations for the Receiver; Correspondence with Brian Trevelyan of Terrace regarding additional CRU costs and the roof solution; Correspondence to Ricky's Hair regarding the hot water tank; Review Jollibee insurance documents regarding property coverage and discussion with HUB regarding the same; Correspondence to Ulf-Hilmar Hahn of Sparked Wolf regarding next steps, invoicing, and weekly site visits; Review subcontractor AP releases;	1.80	1,143.00
29-Sep-2023	SB	Review of Jollibee rent payment, provide journal entry to Isobel Smith for posting; Correspondence with Kelly Rodd of Guest	.50	175.00

		Supply Canada; Various Correspondence;		
29-Sep-2023	IS	Post funds received to Ascend; Various estate banking tasks relating to an outgoing wire transfer;	.40	86.40
29-Sep-2023	IS	Website update; Send wire confirmation to Terrace;	.60	129.60
	TOTAL		43.30	21,914.10

INVOICE SUMMARY

PROFESSIONAL FEES		\$21,914.10
DISBURSEMENTS		
Office Costs	<u>43.22</u>	43.22
GST on Professional Fees	1,095.71	
GST on Taxable Disbursements	<u>2.16</u>	1,097.87
TOTAL THIS INVOICE		<u><u>\$23,055.19</u></u>

The time incurred by members of the staff of MNP Ltd. on this assignment regarding the Company for the period September 1, 2023, to September 30, 2023, was as follows:

FEE SUMMARY

Staff	Position	Hours	Hourly Rate \$	Total \$
Kristin Gray	Senior Vice President	26.20	635.00	16,637.00
Danny Crawford	Partner	0.40	650.00	260.00
Steven Barlott	Senior Consultant	10.50	350.00	3,675.00
Shannon M. Massa	Senior Administrator	0.10	245.00	24.50
Isobel Smith	Senior Administration	6.00	216.00	1,296.00
Shanna Marshall	Administration	0.10	216.00	21.60
Time Billed		<u>43.30</u>	<u>506.10 *</u>	<u>21,914.10</u>

(*Average)



November 24, 2023

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")
Client Number: 1039706**

Please find enclosed our Invoice No. 11322123 for professional services rendered for the period of October 1, 2023, to October 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.
In its capacity as Receiver of
Jasper Summerlea Shopping Center 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

November 24, 2023

Invoice No: 11322123
GST No: 10369 7215

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")
Client Number: 1039706**

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

DATE	STAFF	DESCRIPTION	TIME	FEE
02-Oct-2023	SB	Review of Honeybee Foods (Canada) Corporation ("Jollibee") lease and preparation of additional rent budget and related calculations;	1.00	395.00
02-Oct-2023	IS	Post disbursement to Ascend; Estate banking tasks;	.30	73.50
02-Oct-2023	KG	Call with Jollibee regarding concerns with parking, garbage area, and signage; Call with Brian Trevelyan of Terrace Management Group Inc. ("Terrace") regarding the status of the Canadian Construction Documents Committee ("CCDC"), issues with uninsulated walls, and other trade considerations; Correspondence with Francis Yeung of West Edmonton Truckland Ltd. ("Edmonton Truckland") regarding reviewing the final budget. Correspondence with Steven Rohatyn of Parlee McLaws LLP ("Parlee") regarding the same; Review the proposed confidentiality agreement; Review and approve invoices for payment; Correspondence with Isobel Smith regarding CRA access; Coordinate regular progress walkthroughs with Ulf-Hilmar Hahn of Sparked Wolf Ventures Ltd. ("Sparked Wolf");	2.00	1,300.00

		Review Jollibee draft signage agreement; Correspondence to the hair salon tenant regarding the hot water tank; Various correspondence to confirm wire transfer to Terrace;		
03-Oct-2023	RN	Prepare bank reconciliation for August 2023.	.10	24.40
03-Oct-2023	SB	Review and edits to the Jollibee additional rent budget; Correspondence with various creditors;	1.60	632.00
03-Oct-2023	IS	Prepare cheque for disbursement request; Arrange to mail; Various estate banking tasks related to the confirmation of receipt of wire funds;	.20	49.00
03-Oct-2023	KG	Review proposed additional changes to the CCDC supplemental conditions. Call with Steve Rohatyn of Parlee regarding the same; Review and edits to the additional rent calculation for Jollibee; Email correspondence to A&M Qualico Painting Limited ("A&M Qualico") regarding release of third party equipment; Correspondence regarding the cost of a hot water heater for the hair salon tenant;	1.00	650.00
03-Oct-2023	SM	Post disbursement to Ascend. Provide the same to Isobel Smith for processing;	.10	21.60
04-Oct-2023	SB	Correspondence regarding the OutFront Media Canada ("OutFront Media") sign;	.30	118.50
04-Oct-2023	IS	Post funds received to Ascend. Various estate banking tasks relating to the same;	.30	73.50
04-Oct-2023	KG	Various correspondence with A&M Qualico regarding the release of third party assets; Correspondence to Jollibee regarding second access points on the property and denial from the City of Edmonton; Correspondence with Terrace regarding the CCDC; Review OutFront Media lease; Correspondence regarding a check meter on the sign;	.70	455.00
05-Oct-2023	SB	Various correspondence regarding CCDC contract, witness the same for Kristin Gray;	.30	118.50
05-Oct-2023	IS	Prepare disbursement cheque. Arrange to mail the same;	.10	24.50

05-Oct-2023	KG	Final review and execution of CCDC Review roof quotes and comments from Ulf-Hilmar Hahn of Sparked Wolf; Correspondence to Brian Trevelyan of Terrace regarding approval of the Wesco International ("Wesco") quote and hood fan change order; Execute hood fan change order; Correspondence with Steven Rohatyn of Parlee regarding additional rent for Jollibee;	1.00	650.00
06-Oct-2023	SB	Call with Nadia Mitchell of Re/Max Elite regarding the removal of the for lease sign;	.30	118.50
06-Oct-2023	KG	Correspondence with Brian Trevelyan of Terrace regarding the roof repair and issues with the homeless at the Property; Correspondence with Jollibee regarding access points at the Property;	.30	195.00
10-Oct-2023	KA	Review and approve bank reconciliation for August 2023;	.20	112.00
10-Oct-2023	SB	Correspondence with Nadia Mitchell of Re/Max Elite regarding the for lease sign on the Property and the Receivership;	.30	118.50
10-Oct-2023	KG	Correspondence with Steve Rohatyn of Parlee regarding the request from the Company for the CCDC;	.10	65.00
11-Oct-2023	IS	Re-fax the AUT-01 package to the CRA;	.30	73.50
12-Oct-2023	SB	Draft correspondence to Jollibee regarding revised additional rent and prorated amount to the date of Receivership; Update cashflow with September actual amounts; Draft disclaimer of lease for the BMW;	2.50	987.50
12-Oct-2023	IS	Call with the CRA regarding the setup of an RT0002 GST account. Fax a GST10 Form to the CRA regarding the same;	.50	122.50
12-Oct-2023	KG	Email correspondence to Judy Chen of the Company and counsel to the Company regarding outstanding information; Email correspondence to the Company's external accountant, RSM Canada ("RSM"), requesting tax and accounting books and records; Correspondence with Jollibee regarding additional rent calculation; Correspondence with Steve Rohatyn of Parlee regarding the liquor store lease;	.50	325.00

13-Oct-2023	SB	Review and summarize claim values and Black Book values for the Ford and Lexus; Call with Margaret Pigott of Lexus Financial Services regarding the Lexus and the Receivership;	.80	316.00
13-Oct-2023	KG	Email correspondence to Sam Young of RSM regarding the release of books and records; Review the signed Confidentiality Agreement ("CA") from Judy Chen; Correspondence to Steven Rohatyn of Parlee regarding the release of CCDC and budget; Email correspondence to GD regarding outstanding towing and storage amounts; Call with Ford regarding their lease agreement and Proof of Claim; Forward Lexus and Ford documentation to Steve Rohatyn of Parlee. Call to discuss the release of the same; Review summary of book values and amounts owing for the Ford and Lexus; Review and approve BMW lease disclaimer;	1.00	650.00
16-Oct-2023	SB	Various correspondence to Direct Energy and ATCO to have the gas meter reconnected; Send Bobcat serial number to Isobel Smith to pull PPR search;	2.50	987.50
16-Oct-2023	IS	Prepare and edit miscellaneous correspondence; Request PPR search on Bobcat serial number;	1.60	392.00
16-Oct-2023	KG	Call with Brian Trevelyan of Terrace regarding an update on construction, the missing ATCO meter, and the various subcontractor releases; Correspondence with Telsco regarding the security cameras; Correspondence regarding ownership of the skid steer; Review correspondence to ATCO regarding metering and updates required. Give instructions to Steven Barlott regarding the same;	.50	325.00
17-Oct-2023	SB	Correspondence with Telsco regarding account name; Review various correspondence regarding construction updates;	.20	79.00

17-Oct-2023	IS	Review disbursements posted to Ascend. Prepare cheques. Arrange to mail the same;	.20	49.00
17-Oct-2023	KG	Call with Brian Trevelyan of Terrace and Steve Rohatyn of Parlee regarding site concerns with debtor attendance; Review and approve correspondence to debtor counsel regarding attendance on site;	.10	65.00
17-Oct-2023	SM	Post disbursement to Ascend. Provide same to Isobel Smith for processing;	.20	43.20
18-Oct-2023	SB	Review and edit various correspondence;	.40	158.00
18-Oct-2023	KG	Attendance at the Property to review construction progress and discuss roofing change order. Discussion with Ulf-Hilmar Hahn of Sparked Wolf regarding the same; Correspondence with Telsco regarding the cameras; Review executed releases from Target, Maxim, and Acuity; Follow up on subcontractor releases for LVL, Gisborne, and Allmar and strategy for completion of work; Email update to Jerritt Pawlyk of DLA Piper LLP ("DLA"); Review the pigeon clean up quote and advise to hold for now; Edit and finalize various correspondence;	1.50	975.00
19-Oct-2023	SB	Review Request for Proposals ("RFP") and prepare Non Disclosure Agreements ("NDA"), discussion with Kristin Gray regarding the same; Review various correspondence;	.50	197.50
19-Oct-2023	IS	Review disbursement posted to Ascend. Prepare cheque for the same; Arrange to mail;	.10	24.50
19-Oct-2023	KG	Review electrical deficiencies and correspondence with Brian Trevelyan of Terrace regarding the same; Correspondence with Steve Rohatyn of Parlee regarding release in respect of the BMW, Ford, and Lexus leases; Draft broker RFP. Review NDA; Forward broker RFP to Steve Rohatyn of Parlee for comment; Correspondence regarding graffiti on the building and removal strategy;	1.00	650.00

19-Oct-2023	SM	Post disbursement to Ascend. Provide same to Isobel Smith for processing;	.10	21.60
20-Oct-2023	KG	Email RFP to JLL Canada ("JLL"), NAI Commercial ("NAI"), IPA, and Avison Young ("AY"); Coordinate tours;	.50	325.00
23-Oct-2023	SB	Prepare documents and information for data room for real estate brokers for RFP submission; Execute NDA and send data room link to AY, NAI, and Marcus & Millichap; Arrange for Embark Landscape & Design ("Embark") to meet on site to discuss snow removal; Correspondence with Jollibee regarding snow removal;	1.20	474.00
23-Oct-2023	IS	Edit and finalize miscellaneous correspondence;	.50	122.50
23-Oct-2023	KG	Correspondence with a creditor regarding the Receivership process; Correspondence to confirm snow removal and coordinate site tour; Coordinate various broker Property tours; Review and approve NDA documents to be sent to brokers; Review LVL release; Call with Brian Trevelyan of Terrace regarding issues with the sprinkler piping and lifting floors;	1.00	650.00
24-Oct-2023	SB	Correspondence with Patti Jones of Telsco regarding the account and monitoring;	.40	158.00
24-Oct-2023	KG	Email correspondence to Dale James of Re/Max Excellence Commercial ("Re/Max Excellence") regarding a broker proposal; Receive correspondence from Brian Trevelyan of Terrace regarding WLA landscaping recommendations and gas meter issues;	.40	260.00
25-Oct-2023	SB	Call with Direct Energy regarding additional gas meters and address for services; Correspondence with Holly Stambaugh of Guest Supply Canada regarding customized items;	1.30	513.50

25-Oct-2023	KG	Review and approve invoices for payment; Correspondence with Kurtis Power of KV Capital Inc. ("KV Capital") regarding broker tours, completion timeline, and professional fees; Correspondence to Steven Rohatyn of Parlee regarding seizure costs related to the Ford and Lexus;	.40	260.00
26-Oct-2023	IS	Correspondence with the CRA regarding the RT0002. Provide an update to Kristin Gray regarding the same;	.40	98.00
26-Oct-2023	KG	Attendance at the Property; Tour with snow removal contractor to establish winter practices and pile areas; Tour NAI; Meet with Brian Trevelyan of Terrace regarding exterior site and landscaping timelines due to incremental weather and Tetra Tech foundation testing requirements; Coordinate JLL tour; Correspondence with Tetra Tech regarding outstanding invoices and a subcontractor agreement; Coordinate KV / Terrace / MNP tour; Correspondence with Steven Barlott regarding the ATCO, Direct Energy, and EPCOR meter/address issues;	3.00	1,950.00
27-Oct-2023	SB	Calls with Direct Energy and Atco regarding the installation of two new meters and incorrect meter addresses; Call with EPCOR regarding missing account on invoice and incorrect address for hotel portion service; Correspondence to Brian Trevelyan of Terrace regarding gas and electric meter inquiry and issues; Correspondence with Jollibee regarding outstanding additional rent; Execute NDA and provide data room information to JLL and Re/Max Excellence; Correspondence with various creditors;	4.00	1,580.00
27-Oct-2023	KG	Attendance at the Property; Tour AY; Meet with Brian Trevelyan of Terrace regarding the landscaping plan and issues with the sprinkler; Email correspondence regarding prior period GST returns;	1.20	780.00

30-Oct-2023	SB	Call with Kelly Rodd of Guest Supply Canada regarding the Receivership and special order items; Send new creditor information to Shanna Marshall to update creditor listing; Execute and send a copy of the NDA to JLL; Draft Disclaimer of Lease letter to Ford Credit Canada;	2.20	869.00
30-Oct-2023	IS	Post disbursements to Ascend. Prepare cheques for the same; Arrange to mail; Various estate administrative and banking tasks related to incoming funds and GL entries;	.90	220.50
30-Oct-2023	KG	Call with Steve Rohatyn of Parlee regarding the liquor store lease; Email correspondence to Jollibee to set up a call with legal to discuss the lease amending agreement; Update cash flow actuals for October; Email update to KV Capital; Follow up with debtor counsel on outstanding financial information; Coordinate Jollibee site tour;	1.20	780.00
30-Oct-2023	SM	Add new creditor information to the creditor list and Ascend;	.10	21.60
31-Oct-2023	SB	Finalize and send disclaimer of lease to Ford Credit Canada and Lexus Financial Services;	1.40	553.00
31-Oct-2023	KG	Attendance at the Property; Tour IPA; Tour JLL; Review and edits to the Ford and Lexus release letter;	3.20	2,080.00
TOTAL			48.00	23,331.40

INVOICE SUMMARY

PROFESSIONAL FEES		\$23,331.40
GST on Professional Fees	<u>1,166.57</u>	1,166.57
TOTAL THIS INVOICE		<u><u>\$24,497.97</u></u>

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

FEE SUMMARY

Staff	Position	Hours	Hourly Rate \$	Total \$
Kristin Gray	Senior Vice President	20.60	650.00	13,390.00
Karen Aylward	Vice President	0.20	560.00	112.00
Steven Barlott	Manager	21.20	395.00	8,374.00
Isobel Smith	Senior Administration	5.40	245.00	1,323.00
Rebecca Namirro	Estate Manager	0.10	244.00	24.40
Shanna Marshall	Administration	0.50	216.00	108.00
Time Billed		48.00	486.07 *	23,331.40

(*Average)



December 20, 2023

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages


**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")
Client Number: 1039706**

Please find enclosed our Invoice No. 11365518 for professional services rendered for the period of November 1, 2023, to November 30, 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.
In its capacity as Receiver of
Jasper Summerlea Shopping Center Ltd.

Per: 
Kristin Gray, CPA, CA, CIRP, LIT
Enclosure



December 20, 2023

Invoice No: 11365518
GST No: 10369 7215

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")**
Client Number: 1039706

PROFESSIONAL SERVICES RENDERED by members of the staff of MNP Ltd., as Receiver of the Company, for the period November 1, 2023, to November 30, 2023, including inter alia the following:

DATE	STAFF	DESCRIPTION	TIME	FEE
01-Nov-2023	KG	Attendance at the Property to meet with Brian Trevelyan of Terrace Management Group Inc. ("Terrace") and Ulf-Hilmar Hahn of Sparked Wolf Ventures Ltd. ("Sparked Wolf") for a construction progress meeting;	1.50	975.00
02-Nov-2023	IS	Post funds received to Ascend. Various estate banking tasks related to the same; Review documents received from the Company. Scan and save the same;	.70	171.50
02-Nov-2023	KG	Finalize update email to KV Capital Inc. ("KV Capital"); Correspondence with April Dixon of Allmar regarding the form of release; Email to Sam Young of RSM Canada ("RSM") regarding a demand for outstanding financial information; Review pre-filing GST and T2 returns; Email correspondence to Curtis Power of KV Capital regarding the lease rates and vacant commercial retail unit ("CRU"). Correspondence with Steve Rohatyn of Parlee McLaws LLP ("Parlee") regarding the same; Email correspondence to Brian Trevelyan of Terrace to confirm prepaid deposits; Call with Institutional Property Advisors ("IPA") and NAI Commercial ("NAI") regarding market lease rates;	1.50	975.00

		Email Honeybee Foods (Canada) Corporation ("Jollibee") regarding landscaping and paving work notice;		
03-Nov-2023	RN	Prepare bank reconciliation for September 2023;	.10	24.40
03-Nov-2023	SB	Call with BMW Financial Services Canada ("BMW") regarding disclaimer of the lease to Judy Chen of the Company; Send electronic drawings to JLL Canada ("JLL") and Avison Young ("AY"); Review various correspondence regarding construction;	1.30	513.50
03-Nov-2023	KG	Review historical financial information from the Company's accountant; Correspondence with Sam Young of RSM regarding a quote to complete the bookkeeping and stub period GST return; Correspondence to KV Capital regarding proforma projections, appraisals, or feasibility studies on file. Email correspondence to AY regarding the same;	.40	260.00
06-Nov-2023	SB	Discussion with Kristin Gray regarding Ford disclaimer of lease, correspondence with Clarke Gerrior of Bailiff Edmonton regarding the same;	.60	237.00
06-Nov-2023	KG	Review 2021 property appraisal and Altus report; Various correspondence with Allmar regarding the release and pre-filing amounts; Correspondence to Sam Young of RSM regarding 2023 bookkeeping and payment of pre-filing amounts;	.40	260.00
07-Nov-2023	KA	Review and approve bank reconciliation for September 2023;	.20	112.00
07-Nov-2023	SB	Correspondence with Prairie Bailiff Services regarding the collection of the Ford F150, update storage fee costs, and prepare an invoice for payment; Correspondence with Mickey Spencer of GD Auctions and Appraisals ("GD") regarding the release of the vehicle, review invoice for payment regarding the same; Call with Marylene Altenor of Guest Supply Canada regarding the deposit held and custom order items;	3.30	1,303.50

07-Nov-2023	KG	Approve invoice to Ford; Correspondence with Steven Barlott regarding the release and payment of GD; Review and approve a legal invoice for payment; Review Allmar release and various correspondence regarding the same; Coordinate call with Jollibee to discuss Lease Amending Agreement; Call with Steve Rohatyn of Parlee regarding the Liquor Store lease and correspondence to date with their counsel; Correspondence with Andrew Simpson of JLL regarding the leases, and marketing proposal;	.70	455.00
07-Nov-2023	SM	Post disbursement to Ascend. Provide same to Isobel Smith for Processing;	.40	86.40
08-Nov-2023	KG	Sign cheques; Correspondence with Brian Trevelyan of Terrace regarding the second progress draw; Coordinate call with Ian Cantor of Minden Gross, counsel to Jollibee; Call with Re/Max broker regarding the status of the liquor store lease; Correspondence to Telus to confirm services and billing instructions; Receive and review proposals from NAI, Re/Max and IPA; Correspondence with Mark Sze of OutFront Media Canada ("OutFront Media") regarding payment of rent for the billboard;	1.20	780.00
09-Nov-2023	SB	Review and summarize broker proposals received;	3.00	1,185.00
09-Nov-2023	KG	Review AY marketing proposal; Email correspondence to Francis Yeung of West Edmonton Truckland regarding the status of construction and listing the Property for sale; Discuss proposals and recommendation approach with Steven Barlott;	.70	455.00
10-Nov-2023	SB	Draft broker proposal memo to the lender;	3.50	1,382.50
10-Nov-2023	IS	Post funds received to Ascend. Various estate banking tasks related to the same;	.30	73.50

10-Nov-2023	KG	<p>Review the Jollibee Lease Amending Agreement;</p> <p>Review the site plan and development permit in respect of second entrance;</p> <p>Call with Jollibee, Ian Castor of Minden Gross and Steven Rohatyn of Parlee regarding the Lease Amending Agreement and issues with the second entrance;</p> <p>Review title of property immediately West of Property;</p> <p>Call with Brian Trevelyan of Terrace regarding the second entrance and development permit approval;</p> <p>Correspondence to the City of Edmonton;</p> <p>Attendance at the Property;</p> <p>Site tour with Jollibee;</p> <p>Site tour with KV Capital;</p> <p>Site tour with Judy Chen of the Company;</p> <p>Meet with Brian Trevelyan of Terrace regarding completion progress;</p> <p>Correspondence with Steve Rohatyn of Parlee regarding Jollibee right of first refusal to purchase and next steps;</p> <p>Meet with Mickey Spencer of GD on site to review potential auction items;</p>	4.50	2,925.00
11-Nov-2023	KG	<p>Review Terrace invoice #2 and supporting documentation;</p> <p>Prepare and execute Receiver's Certificate # 3;</p> <p>Forward funding request to KV Capital;</p> <p>Email correspondence to KV Capital regarding the OutFront Media lease and Jollibee Lease Amending Agreement;</p> <p>Correspondence to Steven Barlott to confirm Nerval and Eden deposits;</p>	.70	455.00
12-Nov-2023	KG	<p>Review and edits to the listing proposal and broker recommendation memo;</p> <p>Give instructions to Steven Barlott to finalize;</p>	1.50	975.00
14-Nov-2023	SB	<p>Finalize Listing Proposal Memo and related appendices, send same to KV Capital;</p>	1.50	592.50
14-Nov-2023	IS	<p>Post disbursements to Ascend. Prepare cheques for the same;</p> <p>Arrange to mail;</p> <p>Post funds received to Ascend. Various estate banking tasks related to the same;</p>	.50	122.50

14-Nov-2023	KG	Correspondence to Heather Deboer of Calmont regarding a key for the bobcat; Call with Francis Yeung of West Edmonton Truckland regarding the sale process timeline; Correspondence with Steven Barlott regarding the broker proposal memo; Correspondence with KV Capital regarding receipt of Receiver's borrowings; Call with Sam Young of RSM regarding the pre-filing bookkeeping work required;	.60	390.00
15-Nov-2023	IS	Post funds received to Ascend. Various estate banking tasks related to the same; Prepare outgoing wire transfer. Various estate banking tasks related to the same; Various estate banking tasks related to incoming funds;	.80	196.00
16-Nov-2023	SB	Call with KV Capital regarding broker proposals; Review various correspondence from Terrace Management;	.50	197.50
16-Nov-2023	KG	Call with KV Capital regarding the broker proposals; Call with Brian Trevelyan of Terrace regarding elevator block issues; Email correspondence to the debtor and debtor counsel regarding the same; Coordinate call with IPA to discuss the proposal and award listing;	1.00	650.00
17-Nov-2023	IS	Correspondence regarding wire transfer payments to Terrace; Prepare and edit miscellaneous correspondence;	1.20	294.00
17-Nov-2023	KG	Various correspondence with Judy Chen of the Company regarding issues with the block elevator masonry;	.20	130.00
20-Nov-2023	IS	Post funds received to Ascend. Various estate banking tasks related to the same;	.20	49.00
20-Nov-2023	KG	Call with IPA regarding listing agreement and requests; Update from Brian Trevelyan of Terrace regarding outstanding issues and show suite timelines; Review the IPA listing agreement and forward it to Steve Rohatyn of Parlee for comment; Review Phase 1 Environmental Site	1.20	780.00

		Assessment (" Phase 1 ESA") and correspondence to Brayden Arth of IPA and Brent Finnestad of Tetrattech regarding the same; Update KV on amended terms of IPA listing agreement;		
21-Nov-2023	SB	Call to Direct Energy Regulated Service regarding security deposit request;	.50	197.50
21-Nov-2023	KG	Review edits to the listing agreements as proposed by Parlee; Call with Steve Rohatyn of Parlee regarding the same; Receive correspondence from counsel to the liquor store tenant and coordinate site walk through; Coordinate site tour; Sign cheques; Correspondence to Lexus regarding the disclaimer; Correspondence with IPA regarding the Jollibee right of first refusal; Edit and finalize various correspondence; Approve hot water tank replacement in the hair salon; Finalize listing agreement;	1.00	650.00
22-Nov-2023	SB	Review incoming wire payment details from Jollibee for rent payment;	.20	79.00
22-Nov-2023	IS	Post disbursement to Ascend. Prepare a cheque for the same; Arrange to mail; Estate banking tasks;	.30	73.50
22-Nov-2023	KG	Coordinate liquor store walkthrough; Correspondence to Brian Trevelyan of Terrace regarding additional block elevator contractor; Receive correspondence from Brian Trevelyan of Terrace regarding the proposed changes to the sprinkler design and requests from the engineer; Call with Curtis Power of KV Capital regarding the liquor store lease;	.70	455.00
23-Nov-2023	IS	Post disbursement to Ascend. Prepare a cheque for the same; Arrange to mail;	.20	49.00

23-Nov-2023	KG	Receive correspondence from Curtis Power of KV Capital regarding the debtor's refinancing efforts. Correspondence to Steven Rohatyn of Parlee regarding the same;	.30	195.00
24-Nov-2023	IS	Edit and finalize miscellaneous correspondence;	.30	73.50
24-Nov-2023	KG	Correspondence to Bryan Trevelyan of Terrace and Mickey Spencer of GD regarding the value and quote for the bobcat; Follow up on broker pictures; Email correspondence to Tetra Tech regarding the Phase 1 ESA; Follow up with RSM on prefilling bookkeeping; Call with Brian Trevelyan on the parkade sprinklers, drywall code, window shutters and CRU gas meters / HVAC permits;	.50	325.00
27-Nov-2023	IS	Prepare invoice to Lexus regarding storage fees; Various correspondence with Andrea of Civil Enforcement regarding payment of Lexus storage fee invoice;	.40	98.00
27-Nov-2023	KG	Attendance at the Property; Construction progress meeting with Brian Trevelyan Terrace and Ulf Hilmar-Hahn of Sparked Wolf; Attendance at the Property to complete a walkthrough with the liquor store tenant; Meet with liquor store tenant regarding outstanding work; Correspondence to GD and Western Civil Enforcement regarding the release of the Lexus; Coordinate broker pictures with Jane Pascal of IPA;	3.20	2,080.00
28-Nov-2023	SB	Calls to and correspondence with Eden Textile and Nerval Corp regarding deposits paid; Send drawings to Marcus & Millichap;	1.50	592.50
28-Nov-2023	IS	Post disbursement to Ascend. Prepare cheque for the same; Arrange to mail;	.20	49.00

28-Nov-2023	KG	Correspondence with Jane Pascal of IPA regarding the data room and pictures; Various correspondence with Steve Rohatyn of Parlee regarding access and traffic concerns raised by Jollibee; Review site plan; Correspondence regarding Nerval and Eden deposits;	.60	390.00
29-Nov-2023	SB	Review IPA data room documents and summarize for Kristin Gray; Confirmation of rent payment from Jollibee; Correspondence with Guest Supply Canada regarding deposit refund and shipment of special order goods;	1.50	592.50
29-Nov-2023	IS	Various estate banking tasks;	.20	49.00
30-Nov-2023	SB	Correspondence to AY, NAI, JLL, and Re/Max regarding the selection of an alternate broker; Call to EPCOR regarding demand notice for utility deposit;	1.20	474.00
30-Nov-2023	IS	Post disbursement to Ascend. Prepare a cheque for the same; Arrange to mail;	.20	49.00
TOTAL			47.20	23,477.30

INVOICE SUMMARY

PROFESSIONAL FEES		\$23,477.30
GST on Professional Fees	<u>1,173.87</u>	1,173.87
TOTAL THIS INVOICE		<u><u>\$24,651.17</u></u>

The time incurred by members of the staff of MNP Ltd. on this assignment regarding the Company for the period November 1, 2023, to November 30, 2023, was as follows:

FEE SUMMARY

Staff	Position	Hours	Hourly Rate \$	Total \$
Kristin Gray	Senior Vice President	22.40	650.00	14,560.00
Karen Aylward	Vice President	0.20	560.00	112.00
Steven Barlott	Manager	18.60	395.00	7,347.00
Isobel Smith	Senior Administration	5.50	245.00	1,347.50
Rebecca Namirro	Estate Manager	0.10	244.00	24.40
Shanna Marshall	Administration	0.40	216.00	86.40
Time Billed		47.20	497.40 *	23,477.30

(*Average)



January 19, 2024

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")**

Client Number: 1039706


Please find enclosed our Invoice No. 11397444 for professional services rendered for the period of December 1, 2023, to December 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.
In its capacity as Receiver of
Jasper Summerlea Shopping Center Ltd.

Per:


Kristin Gray, CPA, CA, CIRP, LIT
Enclosure

January 19, 2024

Invoice No: 11397444
GST No: 10369 7215

KV Capital Inc.
#101, 1290 91 Street SW
Edmonton, AB T6X 0P2

Attention: Curtis Power, President, Private Mortgages

**Re: In the Matter of the Receivership of Jasper Summerlea Shopping Center Ltd. (the
"Company")
Client Number: 1039706**

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

DATE	STAFF	DESCRIPTION	TIME	FEE
01-Dec-2023	SB	Review Institutional Property Advisors ("IPA") marketing materials; Review various correspondence regarding construction;	.80	316.00
01-Dec-2023	KG	Review and provide edits to the marketing brochure, Asset and Purchase Agreement ("APA"), and data room contents; Call with Jane Pascal of IPA regarding the marketing materials; Call with Steve Rohatyn of Parlee McLaws LLP ("Parlee") regarding a cover letter for the data room in respect of the liquor store lease;	2.50	1,625.00
04-Dec-2023	SB	Review invoices for payment;	.20	79.00
04-Dec-2023	SB	Review IPA marketing materials and correspondence with Jane Pascal regarding edits of the same; Discussion with Brian Trevelyan of Terrace Management Group Inc. ("Terrace") about notice of water shut off, correspondence to Honeybee Foods (Canada) Corporation ("Jollibee") regarding the same; Correspondence with Guest Supply Canada regarding deposit and goods available for delivery; Correspondence with Kristin Gray regarding utilities and snow removal;	1.60	632.00

04-Dec-2023	IS	Post funds received to Ascend. Various estate banking tasks related to the same;	.40	98.00
04-Dec-2023	KG	Review of the final marketing brochure; Review Confidentiality Agreement and correspondence with Jane Pascal of IPA regarding the same; Finalize memo on the liquor lease to include in the data room; Review email correspondence and proposal from the liquor store tenant; Correspondence with Steve Rohatyn of Parlee regarding the same; Calculate amounts owing under the Lease Agreement vs. Amending Agreement; Review invoice from Terrace; Call with Brian Trevelyan of Terrace regarding the sprinkler line solution; Email correspondence to Curtis Power of KV Capital Inc. ("KV Capital") regarding the liquor store lease; Prepare actual to projected cash flow to November 30, 2023;	2.10	1,365.00
05-Dec-2023	RN	Prepare bank reconciliation for October 2023;	.10	24.40
05-Dec-2023	SB	Review various marketing blasts;	.20	79.00
05-Dec-2023	IS	Post disbursements to Ascend. Prepare cheques for the same; Arrange to mail;	.30	73.50
05-Dec-2023	KG	Update actual to projected cash flow; Prepare Receiver's Certificate # 4; Email correspondence to KV Capital to request funding; Correspondence to Terrace regarding payment; Review and approve invoices for payment; Review IPA listing launch; Call with Steve Rohatyn of Parlee regarding the liquor store lease and free rent period; Correspondence with Steven Barlott regarding utility invoices and snow removal costs;	1.50	975.00
06-Dec-2023	SB	Prepare website update and Asset for Sale details for Isobel Smith to post to the website;	.50	197.50

06-Dec-2023	KG	Correspondence to the debtor's counsel regarding filing the pre-filing GST returns; Receive and respond to correspondence from the liquor store tenant's counsel regarding occupancy timelines; Prepare Insolvency Insider notice; Prepare LinkedIn advertisement; Correspondence with IPA regarding tours; Receive confirmation of Receiver's borrowings from KV Capital; Approve Terrace invoice for payment;	1.10	715.00
07-Dec-2023	IS	Post funds received to Ascend. Various estate banking tasks related to the same; Prepare outgoing wire transfer request; Post website update;	1.00	245.00
07-Dec-2023	KG	Coordinate tour dates with IPA / Terrace; Call with Brian Trevelyan of Terrace regarding occupancy dates and the timeline for sprinkler repairs; Call with Jane Pascal of IPA regarding the Jollibee Lease Amending Agreement; Calculate the impact on the notice of intention and value considering the Lease Amending Agreement. Correspondence with Steve Rohatyn of Parlee regarding the same;	1.00	650.00
08-Dec-2023	IS	Estate banking tasks;	.20	49.00
08-Dec-2023	KG	Review and approve invoices for payment; Correspondence with Brian Trevelyan of Terrace and Jollibee regarding the request to shut off the water;	.30	195.00
11-Dec-2023	IS	Prepare and edit miscellaneous correspondence;	1.00	245.00
11-Dec-2023	KG	Correspondence to OutFront Media Canada ("OutFront Media") regarding annual lease payments; Review and approve LinkedIn Ad; Correspondence from Brian Trevelyan of Terrace;	.30	195.00
12-Dec-2023	MS	Estate banking tasks;	.10	24.50
12-Dec-2023	SB	Correspondence with EPCOR regarding utility account deposit;	.30	118.50
12-Dec-2023	IS	Post disbursements to Ascend. Prepare cheques for the same; Arrange to mail;	.60	147.00

		Post funds received to Ascend. Arrange deposit of the same;		
12-Dec-2023	KG	Attendance at the Property for a construction progress meeting; Correspondence to Francis Yeung of West Edmonton Truckland regarding the listing; Correspondence with Brian Trevelyan of Terrace regarding the sprinkler pipe project and shutdown timelines;	1.00	650.00
13-Dec-2023	SB	Correspondence with Guest Supply Canada regarding shipment of custom ordered goods;	.30	118.50
13-Dec-2023	KG	Review IPA marketing summary;	.20	130.00
14-Dec-2023	SB	Correspondence with Guest Supply Canada regarding deposit refund payee name and confirmation of address, correspondence with Isobel Smith regarding the same;	.40	158.00
14-Dec-2023	IS	Various correspondence with Steven Barlott regarding incoming funds;	.20	49.00
14-Dec-2023	KG	Correspondence with Steve Rohatyn of Parlee regarding the proposed amending terms and free rent period in respect of the liquor store tenant; Edit and finalize various correspondence;	.40	260.00
15-Dec-2023	SB	Correspondence with Guest Supply Canada regarding delivery of custom ordered hotel products; Various correspondence regarding construction and listing of Property;	.60	237.00
15-Dec-2023	KG	Attendance at the Property to discuss the HVAC as built and sprinkler line shutdown with Brian Trevelyan of Terrace; Review and sign change order for sprinkler line and HVAC changes; Correspondence to Brian Trevelyan regarding the TK Elevator Canada ("TK Elevator") agreement; Correspondence to OutFront Media regarding the hydro agreement and payment of rent;	1.00	650.00
18-Dec-2023	SB	Correspondence with Josh Cunningham of TK Elevator regarding the elevator communication contract, review the contract, and update Kristin Gray regarding the same;	.90	355.50

18-Dec-2023	KG	<p>Various correspondence with an interested party; Coordinate tour with IPA; Correspondence to the Company regarding the OutFront Media hydro agreement; Correspondence with Brian Trevelyan of Terrace regarding the ATCO meter installation, tour request, and sprinkler contractor; Correspondence to legal counsel for the hair salon tenant regarding the timeline for occupancy; Correspondence with Steven Barlott regarding the TK Elevator monitoring agreement;</p>	.40	260.00
19-Dec-2023	SB	<p>Review and execute of TK Elevator contract. Various correspondence regarding the same; Various correspondence regarding construction and listing of Property;</p>	1.00	395.00
19-Dec-2023	KG	<p>Correspondence with the Company regarding the OutFront Media hydro agreement;</p>	.10	65.00
20-Dec-2023	RN	<p>Prepare bank reconciliation for November 2023;</p>	.10	24.40
20-Dec-2023	IS	<p>Edit and finalize miscellaneous correspondence;</p>	.30	73.50
21-Dec-2023	IS	<p>Post disbursements to Ascend. Prepare cheques for the same; Correspondence with the CRA regarding the payment of various GST refunds. Various correspondence with Kristin Gray regarding the same;</p>	1.50	367.50
21-Dec-2023	KG	<p>Review correspondence from CRA regarding the RT0001 GST audit for 2022. Call with the auditor regarding the same; Email correspondence to the Company and debtor's counsel regarding providing 2022 ITC information; Various correspondence with Steve Rohatyn of Parlee regarding the West Edmonton Truckland application and Receiver's position; Review application documents; Various correspondence with Isobel Smith regarding the GST refund issued post-filing; Review the demand to Judy Chen of the Company regarding the post-filing GST</p>	1.20	780.00

		refund; Sign cheques;		
21-Dec-2023	RN	Add creditor to creditor's list;	.10	21.60
22-Dec-2023	KG	Email correspondence to IPA regarding utility invoices; Correspondence with Steve Rohatyn of Parlee to discuss CRA refund issued post-filing and next steps;	.30	195.00
27-Dec-2023	KG	Coordinate Guest Supply Canada delivery; Receive and respond to email from counsel to the liquor store regarding occupancy timeline; Email correspondence to Brian Trevelyan of Terrace regarding the timeline for substantial completion and occupancy;	.50	325.00
28-Dec-2023	KG	Draft Receiver's First Report to Court ("First Report"). Email correspondence to Steve Rohatyn of Parlee regarding the same; Email correspondence to Canadian Western Bank ("CWB") and ATB Financial ("ATB") to confirm post filing deposits, if any;	2.30	1,495.00
29-Dec-2023	KG	Edits to the First Report. Correspondence with Steve Rohatyn of Parlee regarding the same; Correspondence with Brian Trevelyan of Terrace regarding HVAC as-built and final inspections; Coordinate site meetings; Correspondence with Jollibee regarding the use of the construction garbage bin; Receive updates from ATB on post-filing deposits; Give instructions to send funds to the Receiver; Review 128 Street land title; Email correspondence to Sam Young of RSM Canada ("RSM") regarding information required to complete the pre-filing bookkeeping and GST return;	1.50	975.00
TOTAL			30.40	15,633.40

INVOICE SUMMARY

PROFESSIONAL FEES		\$15,633.40
GST on Professional Fees	<u>781.67</u>	781.67
TOTAL THIS INVOICE		<u><u>\$16,415.07</u></u>

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

FEE SUMMARY

Staff	Position	Hours	Hourly Rate \$	Total \$
Kristin Gray	Senior Vice President	17.70	650.00	11,505.00
Steven Barlott	Manager	6.80	395.00	2,686.00
Isobel Smith	Senior Administration	5.50	245.00	1,347.50
Megan Schafer	Senior Administration	0.10	245.00	24.50
Rebecca Namirro	Estate Manager	0.20	244.00	48.80
Shanna Marshall	Administration	0.10	216.00	21.60
Time Billed		30.40	514.26 *	15,633.40

(*Average)

EXHIBIT B

Copies of the Receiver's Legal Counsel Invoice

This is Exhibit " B " referred to
in the Affidavit of
Kristin Gray
Sworn before me this 7 day
of March, 2024
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. 0764665

In the Matter of the Receivership Jasper Summerlea Shopping Center Ltd.

Summary of Receiver's Legal Counsel Fees

For the period of June 29, 2023 to January 31, 2024

Firm	Date	Invoice	Fees	Disbursements	GST	Total
Parlee McLaws LLP	August 31, 2023	822562	8,328.50	283.25	424.89	9,036.64
Parlee McLaws LLP	September 30, 2023	824865	17,061.50	384.64	868.36	18,314.50
Parlee McLaws LLP	October 31, 2023	826209	12,261.50	35.00	614.43	12,910.93
Parlee McLaws LLP	November 30, 2023	828001	14,229.50	86.50	715.80	15,031.80
Parlee McLaws LLP	December 31, 2023	829435	5,570.00	32.00	280.10	5,882.10
Parlee McLaws LLP	January 31, 2023	831095	39,222.50	1,343.24	1,997.26	42,563.00
			96,673.50	2,164.63	4,900.84	103,738.97



1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: August 31, 2023
 Invoice Number: 822562
 Our ref: SRO/0000839.000064
 Steven A Rohatyn
 Our GST no.: 11533 8386 RT0001

INVOICE


Matter: Jasper Summerlea Shopping Centre Ltd.

To our professional services for our client MNP LTD., up to and including August 31, 2023.

	GST Rate	Amount (CAD)
Professional Fees	5.00%	8,328.50
Costs (Taxable)		
Accu-Search	5.00%	39.50
Alberta Court House - Litigation search	5.00%	50.00
Bank Act Service Charge	5.00%	8.00
Copies	5.00%	0.75
Corporate Service Charge	5.00%	11.00
Edmonton Land Titles/ALTA Name Search	5.00%	14.00
Edmonton Land Titles/Title Search	5.00%	10.00
Land Titles Service Charge	5.00%	18.00
Personal Property Registry/Search	5.00%	6.00
Personal Property Service Charge	5.00%	12.00
Costs (Non-Taxable)		
Edmonton Corporate Registry/Corporate Search		14.00
Edmonton Land Titles/Copy of Document		100.00

Invoice due on receipt

Net Total 8,611.75
 GST @ 5.00% 424.89
Amount payable 8,903.64


 Per: _____
 Steven A Rohatyn

E. & O. E.

POSTED
 Sep 21/23

Jasper (Rec)
 OK to pay

-166
 \$9,036.64
 Legal Fees

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

August 31, 2023
822562
0000839.000064

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
06/29/2023	Steven A Rohatyn	Review PPR and corporate searches on debtor.	0.10	500.00	50.00
08/04/2023	Steven A Rohatyn	Email from counsel for KV re draft form of Order. Review same. Email in reply.	0.20	500.00	100.00
08/09/2023	Steven A Rohatyn	Review Affidavit of C Brenneis and Bench Brief filed in support of application for appointment of Receiver/Manager.	0.40	500.00	200.00
08/14/2023	Steven A Rohatyn	Conference with J Pawlyk.	0.20	500.00	100.00
08/15/2023	Steven A Rohatyn	Conference with client to discuss position concerning debtor request concerning rents, other matters of importance.	0.30	500.00	150.00
08/15/2023	Steven A Rohatyn	Attend Court hearing.	0.50	500.00	250.00
08/15/2023	Steven A Rohatyn	Review alternate form of Order proposed by debtor re rent carve out. Prep notes for hearing re Receiver's position concerning same.	0.50	500.00	250.00
08/16/2023	Steven A Rohatyn	Email from J Pawlyk re correspondence from counsel for Liquor Spot. Review same along with enclosures thereto.	0.30	500.00	150.00
08/16/2023	Steven A Rohatyn	Review Commitment Letter sent by counsel for debtor.	0.10	500.00	50.00
08/17/2023	Steven A Rohatyn	Attend Court application.	0.80	500.00	400.00
08/17/2023	Steven A Rohatyn	Post-application conference with client re initial steps.	0.20	500.00	100.00
08/17/2023	Steven A Rohatyn	Instruct paralegal re various searches and steps (registration of Order etc.) ancillary to client's appointment.	0.20	500.00	100.00
08/17/2023	Steven A Rohatyn	Email from R Speidel requesting consent to proceed, on behalf of the company, with August 25 application seeking disclosure of information from second mortgagee. Email in reply setting out why that's improper and unnecessary.	0.40	500.00	200.00

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

August 31, 2023
822562
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
08/18/2023	Steven A Rohatyn	Various emails, telephone attendances with client, R Speidel.	0.70	500.00	350.00
08/18/2023	Steven A Rohatyn	Conference with L Perram re security reviews.	0.10	500.00	50.00
08/18/2023	Steven A Rohatyn	Receipt and review of filed Receivership Order.	0.10	500.00	50.00
08/21/2023	Steven A Rohatyn	Review emails from, telephone attendance with client re various matters.	0.30	500.00	150.00
08/21/2023	Steven A Rohatyn	Review updated PPR. Letters requesting information pursuant to s. 18 of PPSA from various secured parties. Review draft Financing Statement re registration of Order at PPR. Review verification statement etc.	0.30	500.00	150.00
08/21/2023	Steven A Rohatyn	Review updated title. Review name search requests. Letter to LTO enclosing Order for registration on Hotel title and search requests.	0.20	500.00	100.00
08/21/2023	Steven A Rohatyn	Review Terrace Management proposal re costs to complete.	0.20	500.00	100.00
08/21/2023	Steven A Rohatyn	Review property tax search on hotel land.	0.10	500.00	50.00
08/21/2023	Steven A Rohatyn	Review encumbrances registered on title.	0.40	500.00	200.00
08/21/2023	Rayne N. Prins	Pull Land Titles documents as requested by S. Rohatyn; PPR Search and tax search; Draft Bank Act Search Request and fax; Request action searches both for and against Jasper Summerlea; Draft s. 18 requests, letter to Land Titles re: registration of Receivership Order and Financing Statement re: registration of Order at PPR;	1.00	185.00	185.00
08/22/2023	Steven A Rohatyn	Review results of action searches performed upon debtor. Instructions to paralegal re obtain procedure card in one such action.	0.10	500.00	50.00

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

August 31, 2023
822562
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
08/22/2023	Steven A Rohatyn	Review results of Bank Act search performed upon Debtor.	0.10	500.00	50.00
08/22/2023	Steven A Rohatyn	Emails with R Speidel re information concerning outstanding litigation, mortgage submitted for registration on August 18.	0.10	500.00	50.00
08/22/2023	Steven A Rohatyn	Call with client re issues with Jasper director's apparent lack of understanding of impact of proceedings etc.	0.10	500.00	50.00
08/23/2023	Steven A Rohatyn	Receipt and review of various letters from R Speidel to counsel opposite in various litigation matters adverse to debtor.	0.20	500.00	100.00
08/23/2023	Steven A Rohatyn	Review various information provided by R Speidel. Emails with client, R Speidel.	0.80	500.00	400.00
08/23/2023	Steven A Rohatyn	Conference with L Perram re discussion of security reviews.	0.20	500.00	100.00
08/23/2023	Steven A Rohatyn	Telephone attendance with client re status, strategy, next steps on a variety of matters.	0.40	500.00	200.00
08/23/2023	Steven A Rohatyn	Review First Cap equipment lease. Email to client with comment.	0.30	500.00	150.00
08/24/2023	Steven A Rohatyn	Email to A McKee (agent named in Outfront Caveat re Lease Interest) requesting copies of lease and assignment referenced in Caveat.	0.10	500.00	50.00
08/24/2023	Steven A Rohatyn	Review correspondence from counsel for Liquor Spot tenant and enclosures thereto. Email to counsel requesting copy of Lease. Review Lease provided in response. Consider possible disclaimer/assignment and vesting issues.	1.00	500.00	500.00
08/24/2023	Steven A Rohatyn	Conference call with client, R Speidel, J Chen. Follow up call with client.	0.50	500.00	250.00
08/24/2023	Steven A Rohatyn	Call from R Speidel requesting that Receiver obtain payout information from Truckland to	0.20	500.00	100.00

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

August 31, 2023
822562
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		facilitate efforts to redeem. Memo to file re same.			
08/24/2023	Steven A Rohatyn	Telephone attendance with J Pawlyk to discuss various issues.	0.40	500.00	200.00
08/24/2023	Steven A Rohatyn	Review Salon lease.	0.20	500.00	100.00
08/24/2023	Steven A Rohatyn	Review Wyndham Franchise Agreement. Email to client with comments.	0.70	500.00	350.00
08/24/2023	Steven A Rohatyn	Review email from client to R Speidel re improper post receivership transactions from company account.	0.10	500.00	50.00
08/25/2023	Steven A Rohatyn	Letter to Wyndham Hotel Group providing notice of Order and inviting contact.	0.10	500.00	50.00
08/25/2023	Steven A Rohatyn	Various emails with client, R Speidel.	0.50	500.00	250.00
08/25/2023	Steven A Rohatyn	Telephone attendance with client re seizure of vehicles.	0.10	500.00	50.00
08/28/2023	Steven A Rohatyn	Various emails and conferences with client and R Speidel concerning a number of ongoing matters.	0.50	500.00	250.00
08/29/2023	Steven A Rohatyn	Email from counsel for REP Investments. Email in reply.	0.10	500.00	50.00
08/29/2023	Steven A Rohatyn	Review results of LTO name search conducted upon debtor.	0.10	500.00	50.00
08/29/2023	Rayne N. Prins	Pull updated PPR search on JSSC;	0.10	185.00	18.50
08/29/2023	Rayne N. Prins	Call with Accu-Search re: amend Receivership Order registration; Call to Service Alberta re: same; Draft Financing Change Statement;	0.20	185.00	37.00
08/29/2023	Steven A Rohatyn	Telephone attendance with client re various matters related to ongoing administration.	0.30	500.00	150.00
08/29/2023	Steven A Rohatyn	Various tasks and communications pertaining to purported sale of Ford Truck to Speidel, issues arising from same.	1.00	500.00	500.00
08/29/2023	Lowell Scott	Researching into joint ownership and its effects on	1.40	215.00	301.00

{E0437253.DOCX; 1}

Client: MNP LTD.
 Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
 Invoice Number:
 Matter Number:

August 31, 2023
 822562
 0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		the sale of a vehicle. Report to SRO			
08/30/2023	Steven A Rohatyn	Emails, telephone attendances re Ford trucks. Review PPR search performed upon truck indicated in company's records to have at one time been co-owned.	0.30	500.00	150.00
08/30/2023	Steven A Rohatyn	Review client's update to KV re insurance/construction completion matters.	0.10	500.00	50.00
08/30/2023	Rayne N. Prins	Draft Financing Change Statement requesting addition of 2019 Ford;	0.10	185.00	18.50
08/30/2023	Rayne N. Prins	Email to Accu-Search requesting Vehicle Information Report on 2019 Ford;	0.10	185.00	18.50
08/31/2023	Steven A Rohatyn	Emails with client.	0.10	500.00	50.00
08/31/2023	Steven A Rohatyn	Emails, telephone attendance with client re matters relating to construction completion, approach to same.	0.20	500.00	100.00
Total			18.40		\$8,328.50

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Lowell Scott	1.40	215.00	301.00
Rayne N. Prins	1.50	185.00	277.50
Steven A Rohatyn	15.50	500.00	7,750.00
Total	18.40		\$8,328.50



PARLEE McLAWS ^{LLP}
 BARRISTERS & SOLICITORS | PATENT & TRADE-MARK AGENTS

1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: August 31, 2023
 Invoice Number: 822562
 Matter Number: 0000839.000064

REMITTANCE COPY

Jasper Summerlea Shopping Centre Ltd.

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
08/31/2023	822562	\$9,036.64
Balance Due		\$9,036.64



1700 Enbridge Centre
10175 101 Street NW
Edmonton, Alberta T5J 0H3
Ph: 780-423-8500
email: ar@parlee.com

MNP Ltd.
Suite 1300, 10235 101 Street N.W.
Edmonton, AB T5J 3G1
CANADA

Invoice Date: August 31, 2023
Invoice Number: 822562
Matter Number: 0000839.000064

PAYMENT OPTIONS:

Cheque or Bank Draft:

- o Make Cheque Payable to: **Parlee McLaws LLP**

Please include remittance form or reference invoice number(s).

Credit Card Payments (VISA or MasterCard or AMEX):

- o Through our secure webpage at <https://www.parlee.com/secure-payment/>

E-Transfer Payments:

- o Email the E-Transfer notices to DirectDeposit@parlee.com
- o Email the E-Transfer password to AR@parlee.com

Please include invoice number(s) in the E-Transfer message to recipient.

Electronic Wire or EFT:

- o **Bank:** TD Canada Trust
148 Edmonton City Centre East
Edmonton, AB, T5J 2Y8
- o **Name:** Parlee McLaws LLP
1700 Enbridge Centre 10175-101 Street NW
Edmonton, AB T5J 0H3
- o **Transit ID:** 004-82389
Account No.: 5328963
Swift Code: TDOMCATTOR
- o **Intermediary Bank (For Wires in USD initiated from outside of Canada)**
Bank of America
222 Broadway New York
NY, 10038
ABA: 026009593 or **SWIFT:** BOFAUS3N

Please email payment advice to DirectDeposit@parlee.com, reference invoice(s) or file number.



1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: September 30, 2023
 Invoice Number: 824865
 Our ref: SRO/0000839.000064
 Steven A Rohatyn
 Our GST no.: 11533 8386 RT0001

INVOICE


Matter: Jasper Summerlea Shopping Centre Ltd.

To our professional services for our client MNP LTD., up to and including September 30, 2023.

	GST Rate	Amount (CAD)
Professional Fees	5.00%	17,061.50
Costs (Taxable)		
099 Deliveries/	5.00%	84.89
101 Copies	5.00%	3.00
Accu-Search	5.00%	40.50
Corporate Service Charge	5.00%	12.00
Edmonton Land Titles/Title Search	5.00%	20.00
Land Titles Service Charge	5.00%	24.00
Personal Property Registry/Search	5.00%	6.00
Personal Property Service Charge	5.00%	12.00
Westlaw	5.00%	19.25
Other Charges – s. 18 requests	5.00%	45.00
Other Charges – Guide Purchase	5.00%	39.00
Costs (Non-Taxable)		
Edmonton Corporate Registry/Corporate Search		49.00
Edmonton Land Titles/Order		10.00
Edmonton Land Titles/Copy of Document		20.00

Invoice due on receipt

Net Total 17,446.14
 GST @ 5.00% 868.36
Amount payable \$18,314.50

Per: 
 Steven A Rohatyn

POSTED
 OCT. 17, 2023

Jasper (Rec)
 Legal Fees
 OK to pay
 -kb
 \$18,314.50

E. & O. E.

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

September 30, 2023
824865
0000839.000064

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
09/01/2023	Steven A Rohatyn	Receipt and review of REP Investments' response to s. 18 request.	0.10	500.00	50.00
09/07/2023	Steven A Rohatyn	Review emails between client and counsel for salon tenant. Discuss with client.	0.20	500.00	100.00
09/07/2023	Steven A Rohatyn	Review KV's proposed commitment letter re advances to Receiver. Various telephone attendances with client to discuss. Telephone attendance with J Pawlyk to relay concerns.	0.70	500.00	350.00
09/08/2023	Steven A Rohatyn	Telephone attendances with J Pawlyk, client re terms of receiver's borrowing.	0.10	500.00	50.00
09/08/2023	Steven A Rohatyn	Letter to Speidel demanding information etc.	0.50	500.00	250.00
09/08/2023	Steven A Rohatyn	Review email from counsel for salon tenant.	0.10	500.00	50.00
09/11/2023	Steven A Rohatyn	Review CCDC 2 proposed by Terrace. Consider whether that form of CCDC most appropriate. Consider supplementary conditions that will be necessary in circumstances. Consider and have conferences with client to discuss best practice and approach to dealing with costs to complete/deficiency claims versus debtor's pre-receivership obligations to trades.	2.00	500.00	1,000.00
09/12/2023	Steven A Rohatyn	Email to counsel for Outfront Media following up for copy of Lease.	0.10	500.00	50.00
09/12/2023	Steven A Rohatyn	Telephone attendance with B Trevelyan of Terrace to discuss approach to contractual aspects of project completion.	0.60	500.00	300.00
09/12/2023	Steven A Rohatyn	Telephone attendance with client re various matters.	0.10	500.00	50.00

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

September 30, 2023
824865
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
09/13/2023	Steven A Rohatyn	Various emails with client, R Speidel, B Trevelyan.	0.20	500.00	100.00
09/13/2023	Rayne N. Prins	Pull updated title;	0.10	185.00	18.50
09/13/2023	Steven A Rohatyn	Review CCDC 5B. Insert deletions and notes for consideration in supplementary conditions.	1.50	500.00	750.00
09/13/2023	Steven A Rohatyn	Follow up letters to various secured parties requesting s. 18 responses.	0.10	500.00	50.00
09/14/2023	Steven A Rohatyn	Telephone call from J Pawlyk re receiver's borrowings. Review Commitment. Telephone attendance, emails with client in discussion of same.	1.00	500.00	500.00
09/15/2023	Steven A Rohatyn	Attend call with client, counsel for KV and representatives of his client re receiver's borrowings.	0.50	500.00	250.00
09/15/2023	Steven A Rohatyn	Amend draft Commitment Letter re receiver's borrowings. Emails with client and others re same.	0.70	500.00	350.00
09/15/2023	Steven A Rohatyn	Review proposed form of LVL Electric subcontract from Terrace.	1.20	500.00	600.00
09/15/2023	Steven A Rohatyn	Emails with R Speidel.	0.10	500.00	50.00
09/15/2023	Steven A Rohatyn	Emails with client re Ford Credit s. 18 response.	0.10	500.00	50.00
09/18/2023	Steven A Rohatyn	Emails towards finalizing Commitment Letter.	0.10	500.00	50.00
09/18/2023	Steven A Rohatyn	Review correspondence from Super 8 re arrears of rent for storage of property of Liquor Spot tenant. Review Liquor Spot lease and separate agreement concerning storage. Email to client with recommendations concerning same.	0.50	500.00	250.00
09/19/2023	Steven A Rohatyn	Telephone attendance with J Pawlyk.	0.20	500.00	100.00
09/19/2023	Steven A Rohatyn	Telephone attendances with client re discussion of and instructions concerning Liquor	0.40	500.00	200.00

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

September 30, 2023
824865
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		Spot/West Edmonton Truckland storage agreements, set off issues as between estate and Liquor Spot etc.			
09/19/2023	Steven A Rohatyn	Telephone attendance with counsel for West Edmonton Truckland re storage agreement issues.	0.10	500.00	50.00
09/19/2023	Steven A Rohatyn	Review emails between client, R Speidel.	0.10	500.00	50.00
09/19/2023	Steven A Rohatyn	Telephone call from F Belzil re further discussion of storage issue.	0.20	500.00	100.00
09/19/2023	Steven A Rohatyn	Consider set off issues between liquor store tenant.	0.50	500.00	250.00
09/19/2023	Steven A Rohatyn	Letter to counsel for Liquor Spot/West Edmonton Truckland re disclaimer of 2019 agreement and storage agreement.	0.60	500.00	300.00
09/20/2023	Steven A Rohatyn	Finalize disclaimer notice. Telephone attendance with client to further discuss set off issues. Conference with L Wright to discuss research on same.	0.40	500.00	200.00
09/20/2023	Laura M. Perram	Review of file and relevant documentation for security review re: KV Capital Inc.	2.30	360.00	828.00
09/20/2023	Leela T. Wright	Conferencing with S. Rohatyn re: lease set off issue	0.30	345.00	103.50
09/21/2023	Steven A Rohatyn	Prep for and attend call with B Trevelyan to discuss completion and contractual matters.	0.60	500.00	300.00
09/21/2023	Steven A Rohatyn	Conferences with L Wright to discuss set off research.	0.40	500.00	200.00
09/21/2023	Steven A Rohatyn	Review emails between client, R Speidel.	0.10	500.00	50.00
09/21/2023	Steven A Rohatyn	Review emails between client, B Trevelyan.	0.20	500.00	100.00
09/21/2023	Laura M. Perram	Review of security for KV Captial; Draft Security Review letter to MNP.	1.60	360.00	576.00
09/22/2023	Steven A Rohatyn	Discuss various ongoing aspects of file with client.	0.30	500.00	150.00

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

September 30, 2023
824865
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
09/22/2023	Steven A Rohatyn	Review draft opinion re validity/enforceability of KV security. Email to L Perram with comment. Review updated draft. Amend and finalize same.	0.70	500.00	350.00
09/22/2023	Laura M. Perram	Complete draft security review letter to MNP.	0.90	360.00	324.00
09/22/2023	Steven A Rohatyn	Email to counsel for Outfront Media tenant	0.10	500.00	50.00
09/22/2023	Steven A Rohatyn	Review emails between client, B Trevelyan.	0.10	500.00	50.00
09/25/2023	Steven A Rohatyn	Review proposed CCDC 2 and Terrace comments concerning same. Preparation of proposed supplementary conditions. Various emails with client and B Trevelyan.	5.50	500.00	2,750.00
09/26/2023	Steven A Rohatyn	Email from counsel from Outfront Media. Review attached Lease. Email in reply requesting further information and preserving rights in connection with apparent overholding.	0.30	500.00	150.00
09/26/2023	Steven A Rohatyn	Discuss draft CCDC supplementary conditions and other construction completion matters with client.	0.30	500.00	150.00
09/26/2023	Steven A Rohatyn	Conference with client, B Trevelyan to discuss CCDC 2 and other issues.	0.60	500.00	300.00
09/26/2023	Steven A Rohatyn	Amend and finalize draft supplementary conditions to CCDC 2. Email to B Trevelyan for review.	0.30	500.00	150.00
09/26/2023	Steven A Rohatyn	Review correspondence from BMW Financial Services in response to s. 18 request. Email to client with comment.	0.10	500.00	50.00
09/26/2023	Rayne N. Prins	Telephone call with M. Roussopoulos (BMW) re: large file send;	0.10	185.00	18.50
09/27/2023	Steven A Rohatyn	Call from B Trevelyan re questions concerning proposed CCDC 2 supp conditions. Receipt and review of his	1.40	500.00	700.00

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Client: MNP LTD.
 Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
 Invoice Number:
 Matter Number:

September 30, 2023
 824865
 0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		comments and proposed amendments to same. Discuss with client. Revise to reflect. Email to client and B Trevelyan enclosing updated version with comment.			
09/27/2023	Steven A Rohatyn	Emails with client re debtor's position under BMW lease.	0.20	500.00	100.00
09/27/2023	Steven A Rohatyn	Receipt and review of registration confirmation re Order on title. Email to client.	0.10	500.00	50.00
09/27/2023	Steven A Rohatyn	Conference with L Wright to discuss liquor store tenant set off research.	0.20	500.00	100.00
09/27/2023	Steven A Rohatyn	Review emails between client, KV reps re further draw on Receiver's Certificate, other matters.	0.20	500.00	100.00
09/27/2023	Rayne N. Prins	Pull title re: Receivership Order registration;	0.10	185.00	18.50
09/27/2023	Leela T. Wright	Research re: issue of potential set off of lease by tenant; instructions to student for further research	2.10	345.00	724.50
09/28/2023	Steven A Rohatyn	Numerous emails with client, B Trevelyan.	0.20	500.00	100.00
09/28/2023	Steven A Rohatyn	Prepare Limited Releases (LVL Electric, Gisborne Group, Acuity Engineering, Allmar, Target Heating, Pipes Plumbing, Maxim-KRM) and Cancellation of Lien (LVL Electric) in connection with pre-receivership work on project and debt outstanding in respect thereof.	3.80	500.00	1,900.00
09/28/2023	Steven A Rohatyn	Discuss various ongoing aspect of file with client.	0.10	500.00	50.00
09/29/2023	Steven A Rohatyn	Emails with client re disclaimer of BMW lease.	0.10	500.00	50.00
Total			36.40		\$17,061.50

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Rayne N. Prins	0.30	185.00	55.50
Leela T. Wright	2.40	345.00	828.00

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

September 30, 2023
824865
0000839.000064

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Laura M. Perram	4.80	360.00	1,728.00
Steven A Rohatyn	28.90	500.00	14,450.00
Total	36.40		\$17,061.50



PARLEE McLAWS ^{LLP}
 BARRISTERS & SOLICITORS | PATENT & TRADE-MARK AGENTS

1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: September 30, 2023
 Invoice Number: 824865
 Matter Number: 0000839.000064

REMITTANCE COPY

Jasper Summerlea Shopping Centre Ltd.

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
09/30/2023	824865	\$18,314.50
Balance Due		\$18,314.50



1700 Enbridge Centre
10175 101 Street NW
Edmonton, Alberta T5J 0H3
Ph: 780-423-8500
email: ar@parlee.com

MNP Ltd.
Suite 1300, 10235 101 Street N.W.
Edmonton, AB T5J 3G1
CANADA

Invoice Date: September 30, 2023
Invoice Number: 824865
Matter Number: 0000839.000064

PAYMENT OPTIONS:

Cheque or Bank Draft:

- o Make Cheque Payable to: **Parlee McLaws LLP**

Please include remittance form or reference invoice number(s).

Credit Card Payments (VISA or MasterCard or AMEX):

- o Through our secure webpage at <https://www.parlee.com/secure-payment/>

E-Transfer Payments:

- o Email the E-Transfer notices to DirectDeposit@parlee.com
- o Email the E-Transfer password to AR@parlee.com

Please include invoice number(s) in the E-Transfer message to recipient.

Electronic Wire or EFT:

- o **Bank:** TD Canada Trust
148 Edmonton City Centre East
Edmonton, AB, T5J 2Y8
- o **Name:** Parlee McLaws LLP
1700 Enbridge Centre 10175-101 Street NW
Edmonton, AB T5J 0H3
- o **Transit ID:** 004-82389
Account No.: 5328963
Swift Code: TDOMCATTOR
- o **Intermediary Bank (For Wires in USD initiated from outside of Canada)**
Bank of America
222 Broadway New York
NY, 10038
ABA: 026009593 or **SWIFT:** BOFAUS3N

Please email payment advice to DirectDeposit@parlee.com, reference invoice(s) or file number.



1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: October 31, 2023
 Invoice Number: 826209
 Our ref: SRO/0000839.000064
 Steven A Rohatyn
 Our GST no.: 11533 8386 RT0001

INVOICE

Matter: Jasper Summerlea Shopping Centre Ltd.

To our professional services for our client MNP LTD., up to and including October 31, 2023.

	GST Rate	Amount (CAD)
Professional Fees	5.00%	12,261.50
Costs (Taxable)		
City of Edmonton Tax Search	5.00%	18.00
Personal Property Registry/Search	5.00%	3.00
Personal Property Service Charge	5.00%	6.00
Costs (Non-Taxable)		
Canadian Securities Registration System		8.00
Invoice due on receipt		
	Net Total	12,296.50
	GST @ 5.00%	614.43
	Amount payable	\$12,910.93

PAID
 Nov-3-23

Per: _____
 Steven A Rohatyn

E. & O. E.

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

October 31, 2023
826209
0000839.000064

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/02/2023	Steven A Rohatyn	Email from client re West Edmonton Truckland request for information. Prepare draft Confidentiality Agreement. Email to client with comment. Email draft to counsel for review by WET. Review executed copy. Further emails.	0.80	500.00	400.00
10/02/2023	Steven A Rohatyn	Call with K Gray to discuss various ongoing aspects of file.	0.20	500.00	100.00
10/02/2023	Lowell Scott	Research into caselaw around the determination of liquidated or unliquidated damages for breach of a rental agreement.	1.10	215.00	236.50
10/03/2023	Steven A Rohatyn	Review and consider email from B Trevelyan re proposed amendments to draft supplementary conditions. Email to client with comment re same. Conference call with client to discuss. Amend draft conditions to address. Emails with client, B Trevelyan towards finalizing same.	0.90	500.00	450.00
10/03/2023	Steven A Rohatyn	Review Release executed by Pipes Plumbing.	0.10	500.00	50.00
10/04/2023	Steven A Rohatyn	Email from client re Jollibee lease issues. Review Lease and Amending Agreement. Email to client with comments.	1.20	500.00	600.00
10/04/2023	Steven A Rohatyn	Review Land Titles Act and consider vulnerability of Outfront Media under expired Lease notwithstanding its prior registration of a Caveat. Email to Outfront's counsel. Review new lease and letter agreement provided in reply. Email to client with comment re same. Email to Outfront contact named in agreement.	0.80	500.00	400.00
10/04/2023	Randy S. Shapiro	Conference with Steven R. regarding Jollibee lease issues.	0.40	610.00	244.00
10/04/2023	Rayne N. Prins	Telephone call to Outfront Media;	0.10	185.00	18.50

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

October 31, 2023
826209
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/04/2023	Rayne N. Prins	Pull updated PPR search and see if REP Investments has discharged their registration;	0.10	185.00	18.50
10/08/2023	Leela T. Wright	Researching issue of potential set off re: liquor lease	3.40	345.00	1,173.00
10/09/2023	Leela T. Wright	Drafting memorandum re: potential set off of liquor spot lease	4.70	345.00	1,621.50
10/10/2023	Steven A Rohatyn	Email from R Speidel requesting information towards assisting with possible refinancing. Emails with client re same. Prepare proposed form of Confidentiality Agreement. Email same to R Speidel. Email from R Speidel re proposed amendments. Discuss with client. Email in reply.	0.50	500.00	250.00
10/10/2023	Leela T. Wright	Further drafting of research memo re: set off and Liquor Spot Lease	2.60	345.00	897.00
10/11/2023	Steven A Rohatyn	Email from counsel for Liquor Spot re lease issues. Forward to client with comment.	0.10	500.00	50.00
10/12/2023	Steven A Rohatyn	Telephone attendance with R Speidel re confidentiality agreement.	0.20	500.00	100.00
10/13/2023	Steven A Rohatyn	Various emails with client, R Speidel.	0.30	500.00	150.00
10/13/2023	Steven A Rohatyn	Various emails and telephone attendance with client re leasing and disclaimer matters.	0.30	500.00	150.00
10/13/2023	Steven A Rohatyn	Discuss Liquor Spot set off issues with J Hockin.	0.30	500.00	150.00
10/13/2023	Steven A Rohatyn	Email to counsel for Liquor Spot.	0.10	500.00	50.00
10/17/2023	Steven A Rohatyn	Telephone call from client re Jasper Director's attendances at project site. Email to R Speidel re same.	0.40	500.00	200.00
10/18/2023	Steven A Rohatyn	Receipt and review of pre-filing obligation releases executed by subcontractors (Maxim, Target, and Acuity).	0.10	500.00	50.00

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

October 31, 2023
826209
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/18/2023	Steven A Rohatyn	Review client email to J Pawlyk re update.	0.10	500.00	50.00
10/19/2023	Steven A Rohatyn	Email from R Speidel re application to compel payout info from Truckland. Telephone attendance with counsel for Truckland. Email to R Speidel.	0.40	500.00	200.00
10/19/2023	Steven A Rohatyn	Review draft marketing RFP and NDA. Email to client with comments.	0.20	500.00	100.00
10/23/2023	Steven A Rohatyn	Review Cancellation of Lien signed by LVL. Emails with B Trevelyan re same.	0.10	500.00	50.00
10/23/2023	Leela T. Wright	Finalizing equitable set off analysis and second draft of research memorandum re: set off	6.90	345.00	2,380.50
10/24/2023	Steven A Rohatyn	Telephone attendance with K Gray re update on Receiver's efforts and findings.	0.10	500.00	50.00
10/25/2023	Steven A Rohatyn	Review draft correspondence re disclaimer of BMW lease. Email to client.	0.10	500.00	50.00
10/25/2023	Steven A Rohatyn	Telephone call from LVL Electric rep re discharge of lien.	0.10	500.00	50.00
10/26/2023	Steven A Rohatyn	Emails with B Trevelyan, client re Tetra invoices.	0.10	500.00	50.00
10/26/2023	Steven A Rohatyn	Conference with paralegal re errors in Affidavit to LVL Cancellation of Lien. Email to B Trevelyan.	0.10	500.00	50.00
10/27/2023	Steven A Rohatyn	Prepare language for letter from client to Toyota and Ford re conditional release of collateral.	0.30	500.00	150.00
10/27/2023	Steven A Rohatyn	Review set off research. Discuss with L Wright.	1.00	500.00	500.00
10/27/2023	Leela T. Wright	Conferencing with S. Rohatyn re: research on set off of Liquor Lease	0.50	345.00	172.50
10/30/2023	Steven A Rohatyn	Review certain cases cited in set off research memo. Review additional cases that weren't addressed. Conference with L	0.80	500.00	400.00

{E0513466.DOCX; 1}

Client: MNP LTD.
 Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
 Invoice Number:
 Matter Number:

October 31, 2023
 826209
 0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		Wright re update memo to incorporate.			
10/30/2023	Steven A Rohatyn	Discuss various ongoing matters with client.	0.40	500.00	200.00
10/30/2023	Rayne N. Prins	Call with Mark Spencer at LVL Electric, Builder's Lien Cancellation improperly executed; Email to Mark Spencer;	0.20	185.00	37.00
10/30/2023	Steven A Rohatyn	Conference with VGC re draft Real Estate Purchase Agreement, matters to consider.	0.20	500.00	100.00
10/30/2023	Vicki G. Giannacopoulos	To call with S. Rohatyn for receipt of instructions to draft Asset Purchase Agreement;	0.20	535.00	107.00
10/31/2023	Rayne N. Prins	Telephone calls from/to Mark Spencer (LVL Electric) re: Builder's Lien Cancellation;	0.30	185.00	55.50
10/31/2023	Steven A Rohatyn	Emails with counsel for Liquor Spot.	0.10	500.00	50.00
10/31/2023	Steven A Rohatyn	Telephone call from J Pawlyk in discussion of set off issue arising in connection with liquor store lease.	0.20	500.00	100.00
Total			31.10		\$12,261.50

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Leela T. Wright	18.10	345.00	6,244.50
Lowell Scott	1.10	215.00	236.50
Randy S. Shapiro	0.40	610.00	244.00
Rayne N. Prins	0.70	185.00	129.50
Steven A Rohatyn	10.60	500.00	5,300.00
Vicki G. Giannacopoulos	0.20	535.00	107.00
Total	31.10		\$12,261.50

Jasper (Rec)
 Legal fees
 OK to pay
 - [Signature]
 \$12,910.93



1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: October 31, 2023
 Invoice Number: 826209
 Matter Number: 0000839.000064

REMITTANCE COPY

Jasper Summerlea Shopping Centre Ltd.

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
10/31/2023	826209	\$12,910.93
Balance Due		\$12,910.93



1700 Enbridge Centre
10175 101 Street NW
Edmonton, Alberta T5J 0H3
Ph: 780-423-8500
email: ar@parlee.com

MNP Ltd.
Suite 1300, 10235 101 Street N.W.
Edmonton, AB T5J 3G1
CANADA

Invoice Date: October 31, 2023
Invoice Number: 826209
Matter Number: 0000839.000064

PAYMENT OPTIONS:

Cheque or Bank Draft:

- o Make Cheque Payable to: **Parlee McLaws LLP**

Please include remittance form or reference invoice number(s).

Credit Card Payments (VISA or MasterCard or AMEX):

- o Through our secure webpage at <https://www.parlee.com/secure-payment/>

E-Transfer Payments:

- o Email the E-Transfer notices to DirectDeposit@parlee.com
- o Email the E-Transfer password to AR@parlee.com

Please include invoice number(s) in the E-Transfer message to recipient.

Electronic Wire or EFT:

- o **Bank:** TD Canada Trust
148 Edmonton City Centre East
Edmonton, AB, T5J 2Y8
- o **Name:** Parlee McLaws LLP
1700 Enbridge Centre 10175-101 Street NW
Edmonton, AB T5J 0H3
- o **Transit ID:** 004-82389
Account No.: 5328963
Swift Code: TDOMCATTOR
- o **Intermediary Bank (For Wires in USD initiated from outside of Canada)**
Bank of America
222 Broadway New York
NY, 10038
ABA: 026009593 or **SWIFT:** BOFAUS3N

Please email payment advice to DirectDeposit@parlee.com, reference invoice(s) or file number.



PARLEE McLAWS ^{LLP}
 BARRISTERS & SOLICITORS | PATENT & TRADE-MARK AGENTS

1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: November 30, 2023
 Invoice Number: 828001
 Our ref: SRO/0000839.000064
 Steven A Rohatyn
 Our GST no.: 11533 8386 RT0001

INVOICE

Matter: Jasper Summerlea Shopping Centre Ltd.

To our professional services for our client MNP LTD., up to and including November 30, 2023.

	GST Rate	Amount (CAD)
Professional Fees	5.00%	14,229.50
Costs (Taxable)		
101 Copies	5.00%	85.50
Edmonton Land Titles/Title Search	5.00%	10.00
Land Titles Service Charge	5.00%	6.00
s. 18 reimbursement – Ford Credit	5.00%	-15.00
 Invoice due on receipt		
	Net Total	14,316.00
	GST @ 5.00%	715.80
	Amount payable	\$15,031.80

Per: _____
 Steven A Rohatyn

E. & O. E.

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

November 30, 2023
828001
0000839.000064

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/04/2023	Steven A Rohatyn	Conference with R Shapiro to discuss Jollibee Lease and Amending Agreement, strategy in respect of issues thereunder.	0.40	500.00	200.00
11/02/2023	Steven A Rohatyn	Review client's update to KV Capital and response to client. Discuss file with client.	0.30	500.00	150.00
11/02/2023	Steven A Rohatyn	Email to, telephone attendance with VGC re leasing issues, impact of same on approach to draft Real Estate Purchase Agreement.	0.30	500.00	150.00
11/02/2023	Vicki G. Giannacopoulos	To review of instructions from S. Rohatyn regarding commercial unit lease issues;	1.00	535.00	535.00
11/06/2023	Steven A Rohatyn	Review emails between client, Jasper's outside accountant re stay etc.	0.10	500.00	50.00
11/07/2023	Steven A Rohatyn	Telephone attendance with counsel for Liquor Spot tenant re without prejudice conversation concerning various issues.	0.40	500.00	200.00
11/07/2023	Steven A Rohatyn	Conference with client re report on discussion with Liquor Spot counsel, discuss various other matters.	0.10	500.00	50.00
11/08/2023	Steven A Rohatyn	Review emails between client, Outfront Media rep re rent payments.	0.10	500.00	50.00
11/10/2023	Steven A Rohatyn	Prep for call with Honeybee reps. Pre-call discussions with client. Attend call.	0.70	500.00	350.00
11/10/2023	Steven A Rohatyn	Post Honeybee call conference with client to discuss various matters arising, along with other ongoing matters.	0.20	500.00	100.00
11/10/2023	Steven A Rohatyn	Review refusal and first opportunity rights contained in Honeybee Lease. Recommendations to client re provision of notice, timing of same. Letter to Honeybee re	0.80	500.00	400.00

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

November 30, 2023
828001
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		notice of intention to offer land for sale.			
11/10/2023	Steven A Rohatyn	Email to VGC re Honeybee ROFR, need to incorporate provisions into the draft purchase agreement accounting for same.	0.10	500.00	50.00
11/10/2023	Rayne N. Prins	Pull Title to 17310 - 90 Avenue NW;	0.10	185.00	18.50
11/13/2023	Vicki G. Giannacopoulos	To review Honeybee Foods Lease regarding Right of First Refusal; To review Receivership Order; To prepare draft Real Estate Purchase Agreement;	3.50	535.00	1,872.50
11/14/2023	Steven A Rohatyn	Email to counsel for Liquor Spot tenant.	0.10	500.00	50.00
11/14/2023	Steven A Rohatyn	Review client's listing proposal summary and recommendations.	0.40	500.00	200.00
11/14/2023	Vicki G. Giannacopoulos	To continue to draft Asset and Real Estate Purchase Agreement;	2.00	535.00	1,070.00
11/15/2023	Steven A Rohatyn	Conferences with VGC to discuss draft purchase agreement.	0.20	500.00	100.00
11/15/2023	Vicki G. Giannacopoulos	To continue revise draft Asset and Real Estate Purchase Agreement; To call with MNP to review Purchase Agreement;	2.50	535.00	1,337.50
11/16/2023	Steven A Rohatyn	From review email from, telephone attendance with client re elevator shaft deficiency issue.	0.10	500.00	50.00
11/17/2023	Vicki G. Giannacopoulos	Continue to draft and revise Asset and Real Estate Purchase Agreement.	1.00	535.00	535.00
11/20/2023	Steven A Rohatyn	Emails with counsel for Liquor Spot tenant.	0.10	500.00	50.00
11/20/2023	Steven A Rohatyn	Emails, telephone attendance with client re timing of listing in view of Honeybee's extant right of first opportunity. Email to Honeybee's counsel re possible waiver.	0.20	500.00	100.00

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

November 30, 2023
828001
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/20/2023	Steven A Rohatyn	Review proposed Listing Agreement. Input comments and proposed revisions. Email to VGC for her consideration and comment upon provisions relating to commissions.	2.00	500.00	1,000.00
11/21/2023	Steven A Rohatyn	Email from counsel for Liquor Spot tenant. Discuss with client.	0.20	500.00	100.00
11/21/2023	Steven A Rohatyn	Review VGC's comments and proposed revisions to listing agreement. Emails with VGC re same. Final review. Email to client with comment. Discuss with client. Further revisions to tie court approval to commission being earned.	0.90	500.00	450.00
11/21/2023	Vicki G. Giannacopoulos	Review and provide comments and revisions to.	1.50	535.00	802.50
11/22/2023	Steven A Rohatyn	Review draft Asset and Real Estate Purchase Agreement. Input proposed revisions and comments.	1.30	500.00	650.00
11/22/2023	Vicki G. Giannacopoulos	Continue to revise Purchase Agreement.	1.50	535.00	802.50
11/23/2023	Steven A Rohatyn	Review emails between debtor rep (D Lee) and KV Capital re potential refinancing. Emails with client re same.	0.20	500.00	100.00
11/24/2023	Vicki G. Giannacopoulos	Draft further revisions to Purchase Agreement as per comments received from S. Rohatyn.	0.30	535.00	160.50
11/27/2023	Steven A Rohatyn	Emails, telephone attendance with client in discussion of various ongoing matters.	0.30	500.00	150.00
11/27/2023	Steven A Rohatyn	Email to counsel for Honeybee.	0.10	500.00	50.00
11/27/2023	Steven A Rohatyn	Review v4 of draft APA. Create v5.	0.80	500.00	400.00
11/27/2023	Steven A Rohatyn	Email to counsel for liquor store tenant.	0.10	500.00	50.00
11/28/2023	Steven A Rohatyn	Conference with V Giannacopoulos to discuss final changes to draft APA. Review same. Input own additional changes. Email to Vicki re Section 3.3(b) issues.	0.80	500.00	400.00

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

November 30, 2023
828001
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/28/2023	Steven A Rohatyn	Email from counsel for Honeybee re parking blockage and other issues. Review lease and consider issues. Email to client with comment. Telephone attendance with client to discuss response. Review site plan and development permit.	0.70	500.00	350.00
11/28/2023	Vicki G. Giannacopoulos	Telephone conference with S. Rohatyn to finalize Purchase Agreement; additional revisions to final draft Purchase Agreement.	1.00	535.00	535.00
11/29/2023	Steven A Rohatyn	Review emails between Summerlea and KV reps re possible refinancing.	0.10	500.00	50.00
11/29/2023	Steven A Rohatyn	Email in response to Honeybee counsel (I Cantor).	0.30	500.00	150.00
11/30/2023	Steven A Rohatyn	Final amendments to draft APA. Emails with V Giannacopoulos re same. Email draft to client for review.	0.40	500.00	200.00
11/30/2023	Vicki G. Giannacopoulos	Further revisions of Purchase Agreement.	0.30	535.00	160.50
Total			27.50		\$14,229.50

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Rayne N. Prins	0.10	185.00	18.50
Steven A Rohatyn	12.80	500.00	6,400.00
Vicki G. Giannacopoulos	14.60	535.00	7,811.00
Total	27.50		\$14,229.50



1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: November 30, 2023
 Invoice Number: 828001
 Matter Number: 0000839.000064

REMITTANCE COPY

Jasper Summerlea Shopping Centre Ltd.

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
11/30/2023	828001	\$15,031.80
Balance Due		\$15,031.80



1700 Enbridge Centre
10175 101 Street NW
Edmonton, Alberta T5J 0H3
Ph: 780-423-8500
email: ar@parlee.com

MNP Ltd.
Suite 1300, 10235 101 Street N.W.
Edmonton, AB T5J 3G1
CANADA

Invoice Date: November 30, 2023
Invoice Number: 828001
Matter Number: 0000839.000064

PAYMENT OPTIONS:

Cheque or Bank Draft:

- o Make Cheque Payable to: **Parlee McLaws LLP**

Please include remittance form or reference invoice number(s).

Credit Card Payments (VISA or MasterCard or AMEX):

- o Through our secure webpage at <https://www.parlee.com/secure-payment/>

E-Transfer Payments:

- o Email the E-Transfer notices to DirectDeposit@parlee.com
- o Email the E-Transfer password to AR@parlee.com

Please include invoice number(s) in the E-Transfer message to recipient.

Electronic Wire or EFT:

- o **Bank:** TD Canada Trust
148 Edmonton City Centre East
Edmonton, AB, T5J 2Y8
- o **Name:** Parlee McLaws LLP
1700 Enbridge Centre 10175-101 Street NW
Edmonton, AB T5J 0H3
- o **Transit ID:** 004-82389
Account No.: 5328963
Swift Code: TDOMCATTOR
- o **Intermediary Bank (For Wires in USD initiated from outside of Canada)**
Bank of America
222 Broadway New York
NY, 10038
ABA: 026009593 or SWIFT: BOFAUS3N

Please email payment advice to DirectDeposit@parlee.com, reference invoice(s) or file number.



1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: December 31, 2023
 Invoice Number: 829435
 Our ref: SRO/0000839.000064
 Steven A Rohatyn
 Our GST no.: 11533 8386 RT0001

INVOICE

Matter: Jasper Summerlea Shopping Centre Ltd.

To our professional services for our client MNP LTD., up to and including December 31, 2023.

	GST Rate	Amount (CAD)
Professional Fees	5.00%	5,570.00
Costs (Taxable)		
101 Copies	5.00%	32.00
Invoice due on receipt		
	Net Total	5,602.00
	GST @ 5.00%	280.10
	Amount payable	\$5,882.10

-KG
 Jasper (Rec)
 Legal Fees
 POSTED
 Jan 4/24

Per: _____
 Steven A Rohatyn

E. & O. E.

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

December 31, 2023
829435
0000839.000064

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
12/01/2023	Steven A Rohatyn	Emails with counsel for Liquor Spot tenant.	0.10	500.00	50.00
12/01/2023	Steven A Rohatyn	Discuss file with client.	0.20	500.00	100.00
12/01/2023	Steven A Rohatyn	Draft language for cover letter to Liquor Spot lease to alert interested parties to potential set off issue and client's ongoing efforts to negotiate a compromise of same.	0.50	500.00	250.00
12/01/2023	Steven A Rohatyn	Email from client re comments on draft APA. Review amendments proposed by VGC.	0.10	500.00	50.00
12/04/2023	Steven A Rohatyn	Review form of Confidentiality Agreement proposed by IPA. Prepare superior form for client review.	1.00	500.00	500.00
12/04/2023	Steven A Rohatyn	Emails with client towards finalizing language of covering letter to Liquor Spot lease.	0.10	500.00	50.00
12/04/2023	Steven A Rohatyn	Email from counsel for Liquor Spot tenant re without prejudice proposal. Consider same and discuss with client.	0.40	500.00	200.00
12/04/2023	Steven A Rohatyn	Receipt and review of notice of rejection from LTO re LVL lien discharge.	0.10	500.00	50.00
12/05/2023	Steven A Rohatyn	Instructions from client re response to Liquor Spot proposal. Email to counsel.	0.80	500.00	400.00
12/06/2023	Steven A Rohatyn	Emails with counsel for liquor store tenant re status of occupancy permit, expected timing of same.	0.10	500.00	50.00
12/06/2023	Steven A Rohatyn	Review emails between client, counsel for Jasper Summerlea (R Speidel) re occupancy permit status, GST returns.	0.10	500.00	50.00
12/07/2023	Steven A Rohatyn	Telephone attendance with client re various ongoing matters.	0.20	500.00	100.00
12/07/2023	Steven A Rohatyn	Email from client re analysis of cap rate difference under Honeybee lease created by amending agreement. Email in	0.20	500.00	100.00

{E0591204.DOCX; 1}

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

December 31, 2023
829435
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		reply with further considerations.			
12/11/2023	Steven A Rohatyn	Emails with counsel for Liquor Spot.	0.10	500.00	50.00
12/11/2023	Steven A Rohatyn	Review email from client to Outfront re rent payable under ground lease.	0.10	500.00	50.00
12/13/2023	Steven A Rohatyn	Email from R Speidel re Chen application for Truckland information, declaration of mortgage balances. Review his client's affidavit. Discuss with client. Email in reply. Further email from R Speidel with additional context and attaching application. Review application. Email in reply.	0.60	500.00	300.00
12/13/2023	Steven A Rohatyn	Review email from counsel for Liquor Spot re counter proposal.	0.10	500.00	50.00
12/14/2023	Steven A Rohatyn	Emails with client, counsel for liquor store tenant towards finalizing terms of agreement.	0.80	500.00	400.00
12/14/2023	Steven A Rohatyn	Conference with V Giannacopoulos re background to proposed agreement with liquor store tenant, discussion towards papering same.	0.20	500.00	100.00
12/14/2023	Steven A Rohatyn	Emails with R Speidel re Truckland mortgage balance application.	0.10	500.00	50.00
12/14/2023	Vicki G. Giannacopoulos	Call with S. Rohatyn re: instructions to prepare lease amending agreement.	0.30	535.00	160.50
12/15/2023	Steven A Rohatyn	Email from R Speidel re application for Truckland disclosure etc. Review attached materials. Email in reply with comment. Discuss with client. Further emails with R Speidel.	0.30	500.00	150.00
12/18/2023	Steven A Rohatyn	Telephone attendance with R Speidel re discussion of his client's January application.	0.40	500.00	200.00
12/19/2023	Steven A Rohatyn	Discuss liquor store tenant agreement with VGC.	0.10	500.00	50.00

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

December 31, 2023
829435
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
12/21/2023	Steven A Rohatyn	Email from, telephone attendance with client re GST refund issue. Draft demand letter to Judy Chen via counsel.	1.20	500.00	600.00
12/21/2023	Vicki G. Giannacopoulos	Review various emails with tenant counsel.	0.20	535.00	107.00
12/22/2023	Steven A Rohatyn	Email from liquor store counsel re terms of agreement. Email to client with comment.	0.10	500.00	50.00
12/22/2023	Steven A Rohatyn	Discuss strategy with client re recovery of GST refund.	0.20	500.00	100.00
12/27/2023	Vicki G. Giannacopoulos	Continue to draft Lease Amending Agreement.	1.50	535.00	802.50
12/28/2023	Steven A Rohatyn	Email to R Speidel requesting immediate response to GST refund demand.	0.10	500.00	50.00
12/29/2023	Steven A Rohatyn	Review draft First Report to Court. Email to client with comment.	0.40	500.00	200.00
12/29/2023	Steven A Rohatyn	Email to G Body seeking engagement on behalf of CRA re GST refund issue.	0.30	500.00	150.00
Total			11.00		\$5,570.00

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Steven A Rohatyn	9.00	500.00	4,500.00
Vicki G. Giannacopoulos	2.00	535.00	1,070.00
Total	11.00		\$5,570.00



PARLEE McLAWS ^{LLP}
 BARRISTERS & SOLICITORS | PATENT & TRADE-MARK AGENTS

1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: December 31, 2023
 Invoice Number: 829435
 Matter Number: 0000839.000064

REMITTANCE COPY

Jasper Summerlea Shopping Centre Ltd.

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
12/31/2023	829435	\$5,882.10
Balance Due		<u>\$5,882.10</u>



1700 Enbridge Centre
10175 101 Street NW
Edmonton, Alberta T5J 0H3
Ph: 780-423-8500
email: ar@parlee.com

MNP Ltd.
Suite 1300, 10235 101 Street N.W.
Edmonton, AB T5J 3G1
CANADA

Invoice Date: December 31, 2023
Invoice Number: 829435
Matter Number: 0000839.000064

PAYMENT OPTIONS:

Cheque or Bank Draft:

- o Make Cheque Payable to: Parlee McLaws LLP

Please include remittance form or reference invoice number(s).

Credit Card Payments (VISA or MasterCard or AMEX):

- o Through our secure webpage at <https://www.parlee.com/secure-payment/>

E-Transfer Payments:

- o Email the E-Transfer notices to DirectDeposit@parlee.com
- o Email the E-Transfer password to AR@parlee.com

Please include invoice number(s) in the E-Transfer message to recipient.

Electronic Wire or EFT:

- o **Bank:** TD Canada Trust
148 Edmonton City Centre East
Edmonton, AB, T5J 2Y8
- o **Name:** Parlee McLaws LLP
1700 Enbridge Centre 10175-101 Street NW
Edmonton, AB T5J 0H3
- o **Transit ID:** 004-82389
Account No.: 5328963
Swift Code: TDOMCATTOR
- o **Intermediary Bank (For Wires in USD Initiated from outside of Canada)**
Bank of America
222 Broadway New York
NY, 10038
ABA: 026009593 or **SWIFT:** BOFAUS3N

Please email payment advice to DirectDeposit@parlee.com, reference invoice(s) or file number.



1700 Enbridge Centre
10175 101 Street NW
Edmonton, Alberta T5J 0H3
Ph: 780-423-8500
email: ar@parlee.com

MNP Ltd.
Suite 1300, 10235 101 Street N.W.
Edmonton, AB T5J 3G1
CANADA

Invoice Date: January 31, 2024
Invoice Number: 831095
Our ref: SRO/0000839.000064
Steven A Rohatyn
Our GST no.: 11533 8386 RT0001

INVOICE

Matter: Jasper Summerlea Shopping Centre Ltd.

To our professional services for our client MNP LTD., up to and including January 31, 2024.

	GST Rate	Amount (CAD)
Professional Fees	5.00%	39,222.50
Costs (Taxable)		
101 Copies	5.00%	241.00
402 Color Copies	5.00%	255.00
Corporate Service Charge	5.00%	12.00
Edmonton Land Titles/ALTA Name Search	5.00%	28.00
Edmonton Land Titles/Title Search	5.00%	100.00
Land Titles Service Charge	5.00%	54.00
Personal Property Registry/Search	5.00%	9.00
Personal Property Service Charge	5.00%	12.00
Registered Mail	5.00%	11.69
Costs (Non-Taxable)		
Edmonton Corporate Registry/Corporate Search		14.00
Edmonton Land Titles/Copy of Document		60.00
Filing Fees		77.00
Statement of Claim		257.00
Accu-Search		25.55
ALIA Insurance Levy		75.00
Interlocutory Applications		56.00
Interlocutory Applications		56.00

Invoice due on receipt

Per: _____
Steven A Rohatyn

E. & O. E.

Net Total 40,565.74
GST @ 5.00% 1,997.26
Amount payable \$42,563.00

POSTED
Feb 6/24

Jasper (Rec)
Legal fees
OK + by
- K.

Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

January 31, 2024
831095
0000839.000064

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/02/2024	Steven A Rohatyn	Email from G Body re GST refund cheque. Review same. Discuss next steps with client. Review RBC response to request for information concerning deposit account. Further discussion with client. Review account statements and further information provided by RBC. Discuss with client. Review results of various searches performed on properties and entities known to be related to Chen. Consider available legal remedies. Further discussion with client and counsel for KV Capital.	2.00	550.00	1,100.00
01/02/2024	Steven A Rohatyn	Review draft Lease Amending Agreement (liquor store tenant). Input proposed changes.	1.80	550.00	990.00
01/02/2024	Rayne N. Prins	Pull copies of encumbrances and transfer to Judy House property; Pull corporate search on second mortgagee;	0.10	190.00	19.00
01/02/2024	Rayne N. Prins	Pull titles to properties noted in 924 mortgage;	0.10	190.00	19.00
01/02/2024	Steven A Rohatyn	Letter to counsel for interested parties re Receiver's position on Chen's January 11 application.	0.30	550.00	165.00
01/02/2024	Steven A Rohatyn	Commence draft Statement of Claim (GST refund recovery action).	1.40	550.00	770.00
01/03/2024	Steven A Rohatyn	Emails with client and RBC branch manager in effort to secure prompt access to books and records surrounding company account.	0.20	550.00	110.00
01/03/2024	Steven A Rohatyn	Telephone call from counsel for West Edmonton Truckland re discussion of Chen's January 11 application.	0.30	550.00	165.00
01/03/2024	Steven A Rohatyn	Review recent case law applicable to Mareva Injunctions/Attachment Orders.	1.50	550.00	825.00

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

January 31, 2024
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0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/03/2024	Steven A Rohatyn	Review Court template Mareva Injunction/Attachment Order. Instructions to paralegal re creation of clean and populated version. Review same. Consider amendments/additions that might be necessary in the circumstances.	0.40	550.00	220.00
01/03/2024	Steven A Rohatyn	Finalize draft Lease Amending Agreement (liquor store tenant). Email to client for review. Email from client with comments. Email draft to counsel for tenant.	0.40	550.00	220.00
01/03/2024	Steven A Rohatyn	Draft Application for Attachment Order.	1.00	550.00	550.00
01/03/2024	Vicki G. Giannacopoulos	Review of revisions.	0.30	575.00	172.50
01/04/2024	Steven A Rohatyn	Email from client re proposed sale of Bobcat and draft agreement. Review draft. Prepare simplified Bill of Sale. Email to client with comment. Further emails with client re ownership of Bobcat. Letter to R Speidel.	0.60	550.00	330.00
01/04/2024	Steven A Rohatyn	Discuss status of and next steps on GST refund recovery with client.	0.20	550.00	110.00
01/05/2024	Steven A Rohatyn	Draft Application for SAVO and RCO. Draft SAVO and RCO.	2.50	550.00	1,375.00
01/05/2024	Steven A Rohatyn	Emails with S Galbraith.	0.10	550.00	55.00
01/05/2024	Steven A Rohatyn	Emails with Commercial Coordinator re January 15/16 booking.	0.20	550.00	110.00
01/05/2024	Steven A Rohatyn	Email to RBC branch manager demanding immediate provision of account records.	0.10	550.00	55.00
01/05/2024	Steven A Rohatyn	Letter to RBC legal department regarding CRA refund matter.	0.40	550.00	220.00
01/08/2024	Steven A Rohatyn	Emails with Commercial Coordinator towards scheduling attachment order application. Draft booking confirmation letter.	0.20	550.00	110.00

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Client: MNP LTD.
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Invoice Date:
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Matter Number:

January 31, 2024
831095
0000839.000084

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/08/2024	Steven A Rohatyn	Email to RBC branch manager in follow up to requests for books and records pertaining to Jasper account.	0.10	550.00	55.00
01/08/2024	Steven A Rohatyn	Amendments to draft Attachment Order and Application document.	0.40	550.00	220.00
01/08/2024	Steven A Rohatyn	Review and amend draft SAVO, RCAO, and Application for same.	0.20	550.00	110.00
01/08/2024	Steven A Rohatyn	Commence draft Bench Brief in support of application for Attachment Order.	0.80	550.00	440.00
01/09/2024	Steven A Rohatyn	Conference with Z Fischer to provide instructions concerning preparation of "Law" section of Bench Brief re Attachment Order application.	0.40	550.00	220.00
01/09/2024	Steven A Rohatyn	Emails with Z Fischer re key cases for Law section of Attachment Order Bench Brief.	0.40	550.00	220.00
01/09/2024	Steven A Rohatyn	Efforts to contact a member of RBC legal department by telephone. Email to E Head, VP and Associate General Counsel in effort to obtain assistance in GST refund matter. Emails with S Khan of RBC.	0.60	550.00	330.00
01/09/2024	Steven A Rohatyn	Consider issues arising in connection with costs and undertakings as to damages in circumstances of a Receiver applying for injunctive relief on behalf of debtor.	0.60	550.00	330.00
01/09/2024	Steven A Rohatyn	Emails with client re anticipated delay in occupancy permit.	0.10	550.00	55.00
01/09/2024	Steven A Rohatyn	Telephone conference with counsel for KV Capital to discuss various aspects of file.	0.30	550.00	165.00
01/09/2024	Zachary A. Fischer	Conducting case law research on Ex Parte Attachment Orders in Alberta. Preparing "Law" section of brief.	3.30	260.00	858.00
01/10/2024	Steven A Rohatyn	Emails with counsel for liquor store tenant re status of review	0.10	550.00	55.00

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Client: MNP LTD.
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Invoice Date:
Invoice Number:
Matter Number:

January 31, 2024
831095
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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		of proposed lease amending agreement.			
01/10/2024	Steven A Rohatyn	Emails with client re occupancy permit delay, effect on bid deadline.	0.10	550.00	55.00
01/10/2024	Steven A Rohatyn	Various emails with Commercial Coordinator towards finalizing booking of January 19 application and reserving time slot for comeback hearing.	0.20	550.00	110.00
01/10/2024	Steven A Rohatyn	Review and mark up draft of Law section of Brief. Discuss with Z Fischer.	0.50	550.00	275.00
01/10/2024	Steven A Rohatyn	Prepare for January 11 Court application brought by Chen for an Order granting leave to commence litigation on behalf of company.	1.20	550.00	660.00
01/10/2024	Steven A Rohatyn	Conference with paralegal to discuss various matters and logistics associated with preparation and filing of January 19 application materials.	0.20	550.00	110.00
01/10/2024	Steven A Rohatyn	Voicemail and email to counsel for RBC requesting update.	0.10	550.00	55.00
01/10/2024	Rayne N. Prins	Begin draft brief for S. Rohatyn;	0.10	190.00	19.00
01/10/2024	Zachary A. Fischer	Revising and finalizing 'Law' section of bench brief.	0.60	260.00	156.00
01/11/2024	Steven A Rohatyn	Emails with Commercial Coordinator, booking letter re February 9.	0.10	550.00	55.00
01/11/2024	Steven A Rohatyn	Attend Court application brought by Director for leave to take proceedings on behalf of company.	1.30	550.00	715.00
01/11/2024	Steven A Rohatyn	Various communications with RBC inhouse counsel re GST refund deposit account disclosure.	0.50	550.00	275.00
01/11/2024	Steven A Rohatyn	Review disclosure provided by RBC. Various emails to RBC counsel seeking additional information and position on certain issues. Telephone	1.50	550.00	825.00

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January 31, 2024
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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		attendances with K Gray and S Barlott to discuss and discuss next steps.			
01/11/2024	Steven A Rohatyn	Continue draft Brief for January 19 application.	0.80	550.00	440.00
01/11/2024	Steven A Rohatyn	Update draft Statement of Claim, Application for Attachment Order, and Brief to incorporate additional facts and matters flowing from RBC disclosure.	1.50	550.00	825.00
01/11/2024	Rayne N. Prins	Conduct PPR search on Kin Min Lee;	0.10	190.00	19.00
01/12/2024	Steven A Rohatyn	Telephone attendance with RBC counsel to discuss file.	0.40	550.00	220.00
01/12/2024	Steven A Rohatyn	Finalize Statement of Claim for filing in GST refund recovery action.	0.30	550.00	165.00
01/12/2024	Steven A Rohatyn	Prepare form of Norwich Order re further RBC disclosure relating to accounts accepting large portion of GST refund monies. Email to RBC counsel for review and comment. Review reply. Amend draft to accord with comments.	0.50	550.00	275.00
01/12/2024	Steven A Rohatyn	Review updated version of client's First Report to Court. Various steps towards finalizing same.	1.00	550.00	550.00
01/12/2024	Steven A Rohatyn	Email filed Statement of Claim to RBC counsel. Request directions concerning service and confirmation that third party accounts have been placed on hold.	0.10	550.00	55.00
01/12/2024	Steven A Rohatyn	Prepare notes for application for Norwich Order.	0.80	550.00	440.00
01/12/2024	Donna M. Mackie	Upload Statement of Claim to courthouse portal for filing;	0.20	225.00	45.00
01/12/2024	Zachary A. Fischer	Preparing citations for "Facts" section of Bench Brief to be filed in advance of the application for attachment order.	0.70	260.00	182.00

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/15/2024	Steven A Rohatyn	Email from RBC confirming that funds held in Jasper account remitted to client.	0.10	550.00	55.00
01/15/2024	Steven A Rohatyn	Attend Court re Norwich Order (RBC disclosure).	0.80	550.00	440.00
01/15/2024	Steven A Rohatyn	Emails with RBC counsel re Norwich Order, additional disclosure.	0.10	550.00	55.00
01/15/2024	Steven A Rohatyn	Email to counsel for liquor store tenant.	0.10	550.00	55.00
01/15/2024	Steven A Rohatyn	Letter enclosing filed SoC and Norwich Order for service on RBC branch in accordance with direction of RBC inhouse counsel.	0.10	550.00	55.00
01/15/2024	Steven A Rohatyn	Review email from client re update concerning status of construction/occupancy.	0.10	550.00	55.00
01/15/2024	Rayne N. Prins	Draft service letter on RBC;	0.10	190.00	19.00
01/16/2024	Steven A Rohatyn	Review additional RBC disclosure. Email to client with comments on same. Email to RBC with comments and questions.	1.30	550.00	715.00
01/16/2024	Steven A Rohatyn	Telephone attendance with client re discussion with liquor store tenant reps. Voicemail, email to their counsel.	0.20	550.00	110.00
01/16/2024	Steven A Rohatyn	Review draft Second Report to Court. Input proposed amendments to same and email to client for further review.	0.80	550.00	440.00
01/16/2024	Steven A Rohatyn	Various emails to, telephone attendance with RBC counsel re questions relating to additional disclosure etc. Prepare form of Norwich Order re additional disclosure pertaining to further transactions from Transfer Accounts. Email to RBC counsel for review.	0.60	550.00	330.00
01/16/2024	Steven A Rohatyn	Numerous emails and phone calls with client re RBC disclosure and preparation for January 19 application.	0.70	550.00	385.00

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/16/2024	Steven A Rohatyn	Conference with Z Fischer re updates to Law section of Brief to include case law relevant to Norwich Orders. Update Facts section to include those relevant to additional RBC disclosure. Draft Argument section.	2.00	550.00	1,100.00
01/16/2024	Steven A Rohatyn	Prepare Amended Statement of Claim for filing in refund recovery action to plead facts relating to additional RBC disclosure.	0.30	550.00	165.00
01/16/2024	Steven A Rohatyn	Amend draft Application to include Norwich Order in relief sought and facts obtained from further RBC disclosure.	0.20	550.00	110.00
01/16/2024	Vicki G. Giannacopoulos	Review email re: execution of lease agreement.	0.10	575.00	57.50
01/16/2024	Rayne N. Prins	PPR Search on Michelle Lee; Title search on property stated in RBC statements;	0.10	190.00	19.00
01/16/2024	Zachary A. Fischer	Revising the "Law" section of the bench Brief to include support for a Norwich order.	0.70	260.00	182.00
01/17/2024	Steven A Rohatyn	Review updated Title to 128th Street property and copy of Transfer of Land. Emails with client re preparation of Third Report re same. Review and amend draft Third Report.	0.40	550.00	220.00
01/17/2024	Steven A Rohatyn	Email from RBC counsel re comments upon draft of further Norwich Order. Amend draft accordingly. Emails with RBC counsel confirming that RBC takes no position on our application for updated form of Order.	0.30	550.00	165.00
01/17/2024	Rayne N. Prins	Pull title to 128th Street property; Pull Transfer of Land; Assemble Brief and submit for filing; Submit application for filing via email; Emails from/to Commercial Coordinator (online filing issues); Draft letter enclosing application	1.00	190.00	190.00

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/17/2024	Steven A Rohatyn	materials to Commercial Coordinator and Justice Gill; Various tasks and edits towards finalizing January application materials for filing. Letters enclosing same to Commercial Coordinator and presiding Justice.	2.00	550.00	1,100.00
01/17/2024	Steven A Rohatyn	Email from liquor store with comments upon proposed Lease Amending Agreement. Review and consider same. Email to client with comments. Further emails with client, counsel.	0.40	550.00	220.00
01/17/2024	Steven A Rohatyn	Telephone call from, emails with client re Chen properties listed for sale. Review listings. Review titles to listed properties. Emails with client re draft Fourth Report.	0.30	550.00	165.00
01/17/2024	Steven A Rohatyn	Email from client requesting opinion concerning extent of obligations under landlord's work provisions of liquor store lease. Review relevant lease provisions. Email to client with comment. Further emails with client in discussion.	0.40	550.00	220.00
01/17/2024	Vicki G. Giannacopoulos	Review various emails re: revisions to lease.	0.50	575.00	287.50
01/17/2024	Zachary A. Fischer	Delivering a hard-copy of the application and supporting materials to the Edmonton courthouse as requested by the court coordinator.	0.50	260.00	130.00
01/18/2024	Steven A Rohatyn	Review and amend draft Fourth Report to Court.	0.10	550.00	55.00
01/18/2024	Steven A Rohatyn	Emails with Commercial Coordinator re further materials for January 19 application.	0.10	550.00	55.00
01/18/2024	Steven A Rohatyn	Commence prep for January 19 application.	2.50	550.00	1,375.00
01/18/2024	Steven A Rohatyn	Conference with client to discuss January 19 application, strategy.	0.20	550.00	110.00

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/18/2024	Steven A Rohatyn	Amend draft form of Attachment Order to narrow and refine relief. Email same to Commercial Coordinator.	0.30	550.00	165.00
01/19/2024	Steven A Rohatyn	Telephone call from counsel for West Edmonton Truckland re discussion of her client's secured claim, interest issues.	0.40	550.00	220.00
01/19/2024	Steven A Rohatyn	Final prep for, attendance at Court application.	3.50	550.00	1,925.00
01/19/2024	Steven A Rohatyn	Review signed Gill Order. Instructions to paralegal re next steps re filing, service, searches and registrations.	0.10	550.00	55.00
01/19/2024	Steven A Rohatyn	Review draft amendments to liquor store tenant Lease Amending Agreement. Discuss with VGC.	0.20	550.00	110.00
01/19/2024	Vicki G. Giannacopoulos	Draft further revisions to Lease Amending Agreement as per tenant counsel comments.	0.50	575.00	287.50
01/20/2024	Vicki G. Giannacopoulos	To email with client re finalizing document.	0.10	575.00	57.50
01/22/2024	Steven A Rohatyn	Emails with, telephone call from RBC counsel re January 19 Norwich Order disclosure, Lee account restriction issue.	0.30	550.00	165.00
01/22/2024	Steven A Rohatyn	Review draft Financing Statement re Attachment Order. Amend same. Review post-registration Verification Statement.	0.20	550.00	110.00
01/22/2024	Steven A Rohatyn	Finalize revised Lease Amending Agreement. Email to counsel for liquor store tenant with comment.	0.10	550.00	55.00
01/22/2024	Rayne N. Prins	Draft name search applications on Judy Chen and Judy Ping Chen; DRR for Attachment order registration; Draft Financing Statement for Attachment Order registration at PPR;	0.20	190.00	38.00
01/22/2024	Steven A Rohatyn	Review further RBC disclosure re \$460k and \$68k drafts. Emails with RBC counsel re questions arising from same.	0.40	550.00	220.00

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/22/2024	Steven A Rohatyn	Email to client reporting on additional RBC disclosure, next steps etc. Telephone attendance with client in discussion.	0.40	550.00	220.00
01/22/2024	Steven A Rohatyn	Prepare Amended Amended Statement of Claim re plead additional facts derived from further RBC disclosure, name BMO as defendant.	1.00	550.00	550.00
01/22/2024	Steven A Rohatyn	Draft Application re February 9 comeback hearing.	0.40	550.00	220.00
01/22/2024	Steven A Rohatyn	Service letters re pleadings in Jasper action and attachment order application.	0.20	550.00	110.00
01/22/2024	Steven A Rohatyn	Sign applications for LTO name searches. Review draft DRR re Attachment Order registration on title to known Chen properties.	0.10	550.00	55.00
01/22/2024	Rayne N. Prins	Draft service letters to Chen and Lee;	0.20	190.00	38.00
01/22/2024	Vicki G. Giannacopoulos	Review email to counsel for Tenant re: Lease Amending Agreement.	0.10	575.00	57.50
01/22/2024	Rayne N. Prins	Draft Service letters;	0.10	190.00	19.00
01/23/2024	Steven A Rohatyn	Emails with counsel for liquor store tenant.	0.10	550.00	55.00
01/23/2024	Steven A Rohatyn	Emails, telephone attendance with BMO counsel re tracing matter.	0.20	550.00	110.00
01/23/2024	Steven A Rohatyn	Discuss GST refund recovery matter with client.	0.10	550.00	55.00
01/23/2024	Steven A Rohatyn	Review and amend draft Fifth Report to Court.	0.40	550.00	220.00
01/23/2024	Steven A Rohatyn	Review additional disclosure from RBC re Lee account transactions.	0.20	550.00	110.00
01/23/2024	Steven A Rohatyn	Emails with Commercial Coordinator.	0.10	550.00	55.00
01/23/2024	Steven A Rohatyn	Emails with RBC counsel.	0.10	550.00	55.00
01/23/2024	Steven A Rohatyn	Prepare form of Norwich Order (BMO). Email to counsel for BMO for review.	0.30	550.00	165.00

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/24/2024	Steven A Rohatyn	Emails with BMO counsel towards finalizing acceptable form of Norwich Order.	0.10	550.00	55.00
01/24/2024	Steven A Rohatyn	Prepare for and attend Court re application for BMO Norwich Order.	1.50	550.00	825.00
01/25/2024	Steven A Rohatyn	Review and consider email from counsel for liquor store tenant re comments on draft agreement. Email in reply. Review amendments proposed by counsel in follow up. Email in reply with comment. Telephone attendance with counsel to discuss. Input discussed amendments into draft agreement. Emails with client re same. Email to counsel for his client's final review.	0.70	550.00	385.00
01/25/2024	Steven A Rohatyn	Review BMO disclosure. Emails with BMO rep re questions concerning same. Various further emails. Discuss with client. Review additional disclosure. Telephone attendances with BMO rep. Further telephone attendance with client.	2.00	550.00	1,100.00
01/25/2024	Steven A Rohatyn	Review client email to debtor counsel re GST audit related matters.	0.10	550.00	55.00
01/25/2024	Vicki G. Giannacopoulos	Review various emails from tenant and counsel re: lease amendment wording; review revised agreement.	0.20	575.00	115.00
01/26/2024	Steven A Rohatyn	Emails with counsel for liquor store tenant re status of signed agreement.	0.10	550.00	55.00
01/26/2024	Steven A Rohatyn	Telephone call from, email to BMO rep.	0.30	550.00	165.00
01/26/2024	Steven A Rohatyn	Emails from H Yung re potential financing. Emails, telephone attendance with client to discuss. Attend conference call with client, H Yung, J Chen to discuss. Follow up call with client.	0.70	550.00	385.00

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Client: MNP LTD.
Matter: Jasper Summerlea Shopping Centre Ltd.

Invoice Date:
Invoice Number:
Matter Number:

January 31, 2024
831095
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/26/2024	Vicki G. Giannacopoulos	To review email re: update on execution of Amending Agreement; circulate execution copy for signatures.	0.30	575.00	172.50
01/27/2024	Steven A Rohatyn	Review email from Chen counsel (H Yung) to broker (D Huang).	0.10	550.00	55.00
01/29/2024	Steven A Rohatyn	Emails with counsel for liquor store tenant.	0.10	550.00	55.00
01/29/2024	Steven A Rohatyn	Email from BMO re \$372k draft negotiated at Money Mart. Consider strategy in light of same. Conference with client re application for further Attachment Order in connection with Lee. Letter to ACJ Neilsen and Nixon requesting urgent appearance on Commercial List.	1.00	550.00	550.00
01/29/2024	Rayne N. Prins	Draft service letter to Commercial Coordinator re: February 9 application;	0.10	190.00	19.00
01/29/2024	Steven A Rohatyn	Various emails with H Yung and client pertaining to possible financing.	0.20	550.00	110.00
01/29/2024	Steven A Rohatyn	Review draft Sixth Report to Court. Input proposed revisions.	0.40	550.00	220.00
01/29/2024	Steven A Rohatyn	Draft Attachment Order (Lee).	0.30	550.00	165.00
01/29/2024	Steven A Rohatyn	Telephone attendance with, email to counsel for Money Mart.	0.20	550.00	110.00
01/29/2024	Rayne N. Prins	Conduct corporate search on National Money Mart;	0.10	190.00	19.00
01/30/2024	Steven A Rohatyn	Review email from D Huang (Chen loan broker) outlining history of underwriting, status etc. Discuss with client. Reply to D Huang. Review his further reply.	0.30	550.00	165.00
01/30/2024	Steven A Rohatyn	Emails to liquor store counsel.	0.10	550.00	55.00
01/30/2024	Steven A Rohatyn	Review copy of cancelled \$372k bank draft. Emails with Money Mart counsel. Discuss with client.	0.30	550.00	165.00

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January 31, 2024
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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/30/2024	Steven A Rohatyn	Telephone attendance with Money Mart counsel.	0.10	550.00	55.00
01/30/2024	Steven A Rohatyn	Draft form of Norwich Order. Email to counsel for Money Mart for review with comment. Further emails with counsel in discussion.	0.40	550.00	220.00
01/30/2024	Steven A Rohatyn	Review results of LTO name searches conducted on Ms. Chen in accordance with Attachment Order.	0.10	550.00	55.00
01/30/2024	Steven A Rohatyn	Conference with J Hockin to discuss potential financing, approach to same in context of receivership.	0.30	550.00	165.00
01/30/2024	Steven A Rohatyn	Emails with Commercial Coordinator.	0.10	550.00	55.00
01/30/2024	Steven A Rohatyn	Prepare Amended Amended Amended SoC in GST refund recovery action.	0.30	550.00	165.00
01/30/2024	Steven A Rohatyn	Various telephone attendances with client to discuss strategy and approach to GST recovery matter in present circumstances.	0.50	550.00	275.00
01/31/2024	Steven A Rohatyn	Draft Application re Attachment or Preservation Order (Lee).	0.40	550.00	220.00
01/31/2024	Steven A Rohatyn	Emails, telephone attendance with counsel for Money Mart towards discussing and finalizing form of Norwich Order.	0.50	550.00	275.00
01/31/2024	Steven A Rohatyn	Attend Court re Norwich Order (Money Mart)	0.80	550.00	440.00
01/31/2024	Steven A Rohatyn	Telephone attendance with client re results of bidding. Review bid summary and bids.	0.40	550.00	220.00
01/31/2024	Steven A Rohatyn	Emails with counsel for liquor store tenant.	0.20	550.00	110.00
01/31/2024	Steven A Rohatyn	Conference with client to discuss approach to GST refund recovery matter given approaching Attachment Order expiry and continuing uncertainty surrounding status of funds underlying Lee draft negotiated with Money Mart.	1.00	550.00	550.00

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Client: MNP LTD.
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Invoice Date:
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January 31, 2024
831095
0000839.000064

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
		Draft Application re variation of Attachment Order expiry. Draft form of Order. Letter to Commercial Coordinator booking February 5 hearing of Application.			
Total			75.90		\$39,222.50

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Donna M. Mackie	0.20	225.00	45.00
Rayne N. Prins	2.30	190.00	437.00
Steven A Rohatyn	65.50	550.00	36,025.00
Vicki G. Giannacopoulos	2.10	575.00	1,207.50
Zachary A. Fischer	5.80	260.00	1,508.00
Total	75.90		\$39,222.50



PARLEE MCLAWS ^{LLP}
 BARRISTERS & SOLICITORS | PATENT & TRADE MARK AGENTS

1700 Enbridge Centre
 10175 101 Street NW
 Edmonton, Alberta T5J 0H3
 Ph: 780-423-8500
 email: ar@parlee.com

MNP Ltd.
 Suite 1300, 10235 101 Street N.W.
 Edmonton, AB T5J 3G1
 CANADA

Invoice Date: January 31, 2024
 Invoice Number: 831095
 Matter Number: 0000839.000064

REMITTANCE COPY

Jasper Summerlea Shopping Centre Ltd.

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
01/31/2024	831095	\$42,563.00
Balance Due		\$42,563.00



1700 Enbridge Centre
10175 101 Street NW
Edmonton, Alberta T5J 0H3
Ph: 780-423-8500
email: ar@parlee.com

MNP Ltd.
Suite 1300, 10235 101 Street N.W.
Edmonton, AB T5J 3G1
CANADA

Invoice Date: January 31, 2024
Invoice Number: 831095
Matter Number: 0000839.000064

PAYMENT OPTIONS:

Cheque or Bank Draft:

- o Make Cheque Payable to: Parlee McLaws LLP

Please include remittance form or reference invoice number(s).

Credit Card Payments (VISA or MasterCard or AMEX):

- o Through our secure webpage at <https://www.parlee.com/secure-payment/>

E-Transfer Payments:

- o Email the E-Transfer notices to DirectDeposit@parlee.com
- o Email the E-Transfer password to AR@parlee.com

Please include invoice number(s) in the E-Transfer message to recipient.

Electronic Wire or EFT:

- o **Bank:** TD Canada Trust
148 Edmonton City Centre East
Edmonton, AB, T5J 2Y8
- o **Name:** Parlee McLaws LLP
1700 Enbridge Centre 10175-101 Street NW
Edmonton, AB T5J 0H3
- o **Transit ID:** 004-82389
Account No.: 5328963
Swift Code: TDOMCATTOR
- o **Intermediary Bank (For Wires in USD initiated from outside of Canada)**
Bank of America
222 Broadway New York
NY, 10038
ABA: 026009593 or SWIFT: BOFAUS3N

Please email payment advice to DirectDeposit@parlee.com, reference invoice(s) or file number.