



No. H200605
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

CANADIAN WESTERN BANK

PETITIONER

AND:

2173 ARGYLE AVENUE LIMITED PARTNERSHIP, ARGYLE GP LTD.,
1104194 B.C. LTD., ABANA CAPITAL MANAGEMENT GROUP INC.,
ATTI MANAGEMENT GROUP INC., ARMAN TEHRANI, 1224979 B.C. LTD.,
ASCENT DRYWALL AND COATINGS LTD., ILIR VUKAJ dba ADVANCED EURO
PAVING, PF MECHANICAL LTD., TORR ELECTRIC LTD., and
W.S. FIRE PROTECTION LTD.

RESPONDENTS

AFFIDAVIT

I, DANIEL D. NUGENT, Lawyer, of 700 - 401 West Georgia Street, in the City of Vancouver, Province of British Columbia, V6B 5A1, MAKE OATH AND SAY AS FOLLOWS:

1. I am a Lawyer with the firm of Richards Buell Sutton LLP ("RBS"), Solicitors for The Bowra Group Inc. ("Bowra"), the Court appointed Receiver and Manager (the "Receiver") over certain of the assets and property of the Respondents 2173 Argyle Avenue Limited Partnership, Argyle, Argyle GP Ltd., and 1104194 B.C. Ltd. (the "Companies") and as such have personal knowledge of the matters hereinafter deposed to, save where the same are stated to be based on information and belief, and where so stated, I verily believe them to be true.
2. I was called to the Bar of British Columbia on May 18, 1990. Since then a large amount of my practise has been devoted to bankruptcy and insolvency matters. My current hourly rate for insolvency matters is \$540.00.
3. I was retained to act for the Petitioner, Canadian Western Bank ("CWB"), in or about November 24, 2020, and was acting for it on December 31, 2020 when the above noted Petition in the BC. Supreme Court, Vancouver Registry No. VLC-S-H-200605 was commenced.

4. On December 9, 2020 Bowra was instrument appointed as Receiver by the Petitioner's security in relation to the residential triplex strata project (the "Development") situate on the Lands and Premises which form the subject matter of these proceedings.
5. On the application of the Petitioner, CWB, Bowra was appointed as Receiver and Manager ("Receiver") of the Property of the Debtors, including the Development, pursuant to the Order of Master Muir made February 25, 2021 (the "Order Appointing the Receiver").

Fees and Disbursements

6. I caused to be sent to the Receiver a total of 19 accounts between March 29, 2021 and May 30, 2022 in relation legal services provided by RBS to the Receiver, the majority of which were provided by myself. The details of the accounts are as follows:

Fees	\$45,049.00
GST	\$2,424.12
PST	\$3,174.46
Disbursements	\$4,806.20
TOTAL	\$55,453.78 (rounded to \$55,453)

7. The following is a summary of the fees charged by each timekeeper at RBS in 2021:

Name	Rate	Hours
Daniel D. Nugent	\$500.00	37.4
Tommy M. Chan	\$325.00	0.40
Hana Holbrook	\$300.00	2.90
Ryan Klassen	\$350.00	0.40
Katherine Ho	\$190.00	3.50
Thomas Doolan	\$170.00	17.10
Amy Redden	\$210.00	2.4

Rashmin Chand	\$210.00	0.50
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8. The following is a summary of the fees charged by each timekeeper at RBS in 2022:

Name	Rate	Hours
Daniel D. Nugent	\$540.00	32.3
Tommy M. Chan	\$350.00	0.20
Ryan Klassen	\$380.00	2.7
Diana Ramsey	\$150.00	0.60
Thomas Doolan	\$180.00	8.5
Christine Hall	\$255.00	1.80
Amy Redden	\$155.00	2.20
Atena Amiryaghoobi	\$140.00	0.50

Services in Receivership

9. Now produced and shown to me marked as **Exhibit "A"** to his my Affidavit are true copies of the 19 legal accounts rendered by RBS to the Receiver to May 30, 2022.

10. The tasks performed by RBS included, among other things:

- a) Negotiations with various lien claimants and counsel regarding release of lien claim rights, ability to commence action during receivership, filing liens against titles sold by Receiver;
- b) Assisting the Receiver in obtaining a Final Certificate of Occupancy for the Development from the District of West Vancouver;
- c) Preparing and filing of a new strata plan with the Land Title Office of British Columbia;
- d) Review and consideration of sales and marketing strategy for sale of 3 units in Development;

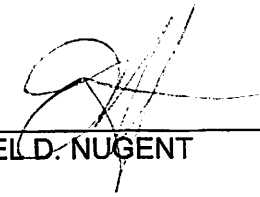
- e) Assisting Receiver viz consideration of offers to purchase made on each of three strata lots, considering third party bids made under COVID-Foreclosure bidding rules, conveying same to original purchaser;
- f) Preparing Notice of Application materials and attending at Court (via MS Teams) for hearing of Applications for the approval of sales of 3 units in the Development;
- g) Preparing and filing the Annual Maintenance documents of the Debtors; and
- h) Acting as conveyancing solicitors for the Receiver in relation the completion of 3 Court approved sales of the 3 units in the Development.

11. All of the services provided by RBS were duly authorized by the Receiver and were rendered to the Receiver in Vancouver, British Columbia. Further, the services rendered in the accounts were delegated to the appropriate professionals with the appropriate credentials/hourly rates.
12. I believe that all of the time and disbursements in the accounts were properly and necessarily incurred. All of the work performed by RBS were reviewed and approved by the Receiver on an ongoing basis.
13. Further, in my opinion the fees of RBS rendered to the Receiver are consistent with the market for similar firms with the capacity to handle a file of comparable size and complexity.

SWORN BEFORE ME at the City of)
 Vancouver, in the Province of British)
 Columbia, the 12th day of July, 2022.)
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)
)
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)
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)
)
)
)

A Commissioner for taking Affidavits within)
 British Columbia)

TOMMY M. CHAN
Barrister & Solicitor
 700 - 401 WEST GEORGIA STREET
 VANCOUVER, B.C. V6B 5A1
 Tel. (604) 682-3664



 DANIEL D. NUGENT

This is Exhibit "A" referred to in the
affidavit of Daniel D. Niquist
made before me on July 12 2022

.....
A Commissioner for taking Affidavits
within British Columbia



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LAWYERS

700 - 401 West Georgia Street | TEL: 604.682.3664
Vancouver, BC | FAX: 604.688.3830
Canada V6B 5A1 | RBS.CA

Invoice Date: March 29, 2021

Invoice No. 463552

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including March 25, 2021:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
03/05/21	Daniel D. Nugent	Email from Mr. Koo re indemnity sought by Security company from Receiver, Review and consider same/ email to Mr. Koo re same / email from Mr. Koo re draft of Fit and Finish deficiency contract, revise review same, email to Mr. Koo re same	0.70 \$	350.00
03/08/21	Daniel D. Nugent	Telephone call from Sasan Tehrani re possible investor interested in purchasing project / telephone call to Mr. Mainella re same	0.40 \$	200.00
03/15/21	Daniel D. Nugent	Email from and reply to Mr. Koo re status of entered Receivership Order/ discussions with LTO re registration of Strata plan / contact Court Registry re status of entered copy of Receivership Order / email to Mr. Mainella re copy of same, status re choice of Realtor for project	0.60 \$	300.00
03/16/21	Daniel D. Nugent	Email from Mr. Davies re LTO refusal to discuss rejection of Strata plan/ consider and reply to same/ instructions to Ms. Holbrook re contracting LTO on behalf of Receiver re strata plan / email from and reply to Mr. Koo re review of proposals from Realtors re listing/marketing property, appraised value for lots	0.80 \$	400.00
03/17/21	Daniel D. Nugent	Telephone call from Mr. Mainella re discussions with LTO over defected strata plan, strategy re same	0.20 \$	100.00
03/18/21	Daniel D. Nugent	Email from and reply to Mr. Koo re withdrawal of old strata plan by counsel for borrower / confirm with Receiver that Old strata now withdrawn, steps to be take to file new Strata, email to Mr. Koo re location of surveyor certificate for filing of strata plan	0.60 \$	300.00
03/23/21	Daniel D. Nugent	Telephone call to Mr. Mainella re update on filing of new Strata plan/ choice of realtor for project	0.20 \$	100.00

GST/HST #R119428274. DISBURSEMENTS AND CHARGES MAY NOT HAVE BEEN POSTED AS OF THE DATE OF THIS ACCOUNT. PLEASE QUOTE OUR FILE NUMBER AND/OR INVOICE NUMBER WHEN MAKING PAYMENT. ACCOUNTS ARE DUE WHEN RENDERED. INTEREST AT THE RATE OF 12% PER ANNUM WILL BE CHARGED FOR AMOUNTS UNPAID 30 DAYS OR MORE.

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Invoice Date: March 29, 2021

Invoice No. 463552

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
03/24/21	Daniel D. Nugent	Email from Mr. Mainella re listing proposals from four real estate firms/ consider same/ reply re preference viz proposals	0.40 \$	200.00
03/25/21	Daniel D. Nugent	Telephone call and email from Ms. Vukaj re status of Receivership, prospect of payout on lien/ reply to same	0.50 \$	250.00
Fee Amount			\$	2,200.00

DISBURSEMENTS

Taxable Disbursements (*subject to PST)

Printing/Copying/Scanning	6.65	
Taxable Disbursement Amount	\$	6.65

TOTAL FEES AND DISBURSEMENTS

Fees	\$	2,200.00
Disbursements	\$	6.65
GST	\$	110.33
PST	\$	154.00

TOTAL AMOUNT DUE

\$ 2,470.98

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE



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Invoice Date: March 29, 2021

Invoice No. 463552

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

For Professional Services Rendered Through March 25, 2021.

Total Professional Fees	\$ 2,200.00
Total Disbursements	\$ 6.65
Total GST	\$ 110.33
Total PST	\$ 154.00
Total Amount Due	\$ <u>2,470.98</u>

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Invoice Date: April 29, 2021

Invoice No. 464474

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including April 27, 2021:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
03/29/21	Daniel D. Nugent	Email from Mr. Chan re choice of realtors for marketing project / email to and reply from Mr. Mainella re same	0.30 \$	150.00
04/08/21	Daniel D. Nugent	Email from Mr. Randall re retaining of realtor to list project/ telephone call to Mr. Koo re same	0.30 \$	150.00
04/09/21	Daniel D. Nugent	Consider status of filing of Strata plan, remaining requirements to be completed re same	0.20 \$	100.00
04/15/21	Daniel D. Nugent	Telephone call to Mr. Mainella re update on occupancy permit	0.20 \$	100.00
04/16/21	Daniel D. Nugent	Email from Mr. Goheen re WS Fire lien payment/ email to and reply from Mr. Koo re same / reply to Mr. Goheen re timing for lien payment / consider update on filing of new strata plan	0.40 \$	200.00
04/16/21	Katherine Ho	Review documents; prepare application to deposit plan;	1.40 \$	266.00
04/16/21	Hana Holbrook	Email to LTO to reset strata plan; provide instructions; review application to deposit plan; emails with client;	0.40 \$	120.00
04/18/21	Daniel D. Nugent	Email to Mr. Chan re documents for CWB to execute re filing of Strata plan/ instructions to paralegal re application to amend Petition to reflect new strata lot titles	0.40 \$	200.00
04/19/21	Daniel D. Nugent	Email form and reply to Mr. Randall re execution by Bank viz documents to permit filing of new Strata plan/ email from Mr. Koo re same / instructions to Ms. Holbrook re expediting filing of new Strata plan for development	0.40 \$	200.00
04/19/21	Hana Holbrook	Various emails;	0.30 \$	90.00
04/20/21	Hana Holbrook	Attend to execution by the client;	0.10 \$	30.00

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Invoice Date: April 29, 2021

Invoice No. 464474

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
04/20/21	Katherine Ho	Prepare Form 17 Cancellation of Certificate of Pending Litigation;	0.20 \$	38.00
04/21/21	Daniel D. Nugent	Confirm depositing of new strata plan, request for expedited registration, instruction to paralegal re preparation of CPLs for new title	0.20 \$	100.00
04/21/21	Katherine Ho	Prepare and attend to register Application of Deposit Plan;	0.60 \$	114.00
04/21/21	Hana Holbrook	Receipt of signed copies from CWB; attend to registration and expedited request;	0.20 \$	60.00
04/22/21	Katherine Ho	Prepare strata property act filing forms;	0.40 \$	76.00
04/23/21	Katherine Ho	Review strata property act filing forms;	0.60 \$	114.00
04/23/21	Hana Holbrook	Request strata documents; attend to execution;	0.30 \$	90.00
04/26/21	Katherine Ho	Attend to registration of strata property act filings;	0.30 \$	57.00
04/27/21	Daniel D. Nugent	Telephone call to Mr. Mainella re time line re strata plan registration and issuance of occupancy permit	0.20 \$	100.00
Fee Amount			\$	2,355.00

DISBURSEMENTS

Non-Taxable Disbursements

LTSA - Registration 410.45

Non-Taxable Disbursement Amount

\$ 410.45

Taxable Disbursements (*subject to PST)

Agents Fees * 90.00
Printing/Copying/Scanning 10.50
LTSA - Copies of Plans/Charges/Searches 9.93
LTSA Juricert Fee 15.00
LTSA - Service Charge 13.36

Taxable Disbursement Amount

\$ 138.79

TOTAL FEES AND DISBURSEMENTS

Fees	\$	2,355.00
Disbursements	\$	549.24
GST	\$	124.69
PST	\$	171.15



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Invoice No. 464474

File No. 50860-0006

TOTAL AMOUNT DUE

\$ 3,200.08

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE



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Invoice Date: April 29, 2021

Invoice No. 464474

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

For Professional Services Rendered Through April 27, 2021.

Total Professional Fees	\$	2,355.00
Total Disbursements	\$	549.24
Total GST	\$	124.69
Total PST	\$	171.15
Total Amount Due	\$	<u>3,200.08</u>

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Invoice Date: May 28, 2021 Invoice No. 465573 File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including May 27, 2021:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
04/30/21	Daniel D. Nugent	Telephone call to Mr. Mainella re updated payout requested by borrower, adjustments for Receiver's borrowings	0.20 \$	100.00
05/04/21	Daniel D. Nugent	Email from and reply to Mr. Koo re request from borrower's for payout statement, update on occupancy permit	0.30 \$	150.00
05/05/21	Daniel D. Nugent	Email from Mr. Goheen re Release of WS Fire lien/ email to Mr. Mainella re same	0.20 \$	100.00
05/14/21	Daniel D. Nugent	Email from and reply to Mr. Koo re new titles for lots post strata registration	0.20 \$	100.00
05/20/21	Daniel D. Nugent	Email from Mr. Randall re staging fee from realtor/ email from Mr. Koo re same/ telephone call to Mr. Mainella re same	0.30 \$	150.00
05/26/21	Daniel D. Nugent	Email from Mr. Koo re draft of Addendum to MLS listing agreement to engage Realtor/ Review and consider same/ email to Mr. Koo re same	0.40 \$	200.00
05/26/21	Daniel D. Nugent	Email from Mr. Koo re updated quote on staging costs proposed by Realtor, Review and consider same/ email from Mr. Randall re questions regarding initial and current quotes, consider same	0.30 \$	150.00
05/27/21	Daniel D. Nugent	Emails from Mr. Koo re further breakdown on staging costs by Realtor/ consider same / email from Mr. Randall re same	0.30 \$	150.00
Fee Amount			\$	1,100.00

DISBURSEMENTS

Non-Taxable Disbursements
Agent's Disbursements (Exempt) 50.00

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Invoice Date: May 28, 2021

Invoice No. 465573

File No. 50860-0006

Non-Taxable Disbursement Amount \$ **50.00**

Taxable Disbursements (*subject to PST)

Agents Fees *	30.00
LTSA - Copies of Plans/Charges/Searches	29.79
LTSA - Service Charge	5.01
West Coast Title Search	43.00

Taxable Disbursement Amount \$ **107.80**

TOTAL FEES AND DISBURSEMENTS

Fees	\$ 1,100.00
Disbursements	\$ 157.80
GST	\$ 60.39
PST	\$ 79.10

TOTAL AMOUNT DUE \$ **1,397.29**

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE



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Invoice Date: May 28, 2021

Invoice No. 465573

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

For Professional Services Rendered Through May 27, 2021.

Total Professional Fees	\$ 1,100.00
Total Disbursements	\$ 157.80
Total GST	\$ 60.39
Total PST	\$ 79.10
Total Amount Due	\$ <u>1,397.29</u>

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Total Amount: \$ _____ Signature: _____

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Invoice Date: June 25, 2021

Invoice No. 466671

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including June 25, 2021:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
05/31/21	Daniel D. Nugent	Email from Mr. Koo re reduction in staging costs charged by Realtor, email from Mr. Randall re same	0.20 \$	100.00
06/16/21	Daniel D. Nugent	Telephone call from Mr. Mainella re completion of project, showing same and obtaining occupancy permit	0.20 \$	100.00
06/18/21	Daniel D. Nugent	Email from Mr. Koo re draft of report to CWB re occupancy permit, deficiencies/ revise review same/ email to Mr. Koo re same	0.40 \$	200.00
Fee Amount			\$	400.00

TOTAL FEES AND DISBURSEMENTS

Fees	\$	400.00
GST	\$	20.00
PST	\$	28.00

TOTAL AMOUNT DUE

\$ 448.00

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE

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Invoice Date: June 25, 2021

Invoice No. 466671

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

For Professional Services Rendered Through June 25, 2021.

Total Professional Fees	\$	400.00
Total GST	\$	20.00
Total PST	\$	28.00
Total Amount Due	\$	<u>448.00</u>

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Invoice Date: August 31, 2021

Invoice No. 469136

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including August 31, 2021:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
06/30/21	Daniel D. Nugent	Email from Mr. Mainella re listings for three strata lots/ Review and consider same/ email to Mr. Mainella re same, occupancy permit	0.30 \$	150.00
07/16/21	Daniel D. Nugent	Telephone call to Mr. Mainella re status of occupancy permit/ listing of units	0.20 \$	100.00
07/20/21	Daniel D. Nugent	Email from Mr. Koo re update on status of completion of project, occupancy permit and listing of units/ consider same	0.20 \$	100.00
08/09/21	Daniel D. Nugent	Email from Mr. Mainella and Mr. Koo re offer on studio lot/ consider offer price and proposed closing date, compare with list and appraisal value/ email to Mr. Mainella re same	0.60 \$	300.00
08/09/21	Daniel D. Nugent	Telephone call from and email to Mr. Mainella re comments on form of offer to purchase, terms of a counter offer	0.60 \$	300.00
08/10/21	Daniel D. Nugent	Email from Mr. Randall re counter offer, consider same/ telephone call from Mr. Mainella re same / email from Mr. Koo re language for revised counter offer/ Review and consider same/ email to Mr. Koo re comments on same	0.70 \$	350.00
08/12/21	Daniel D. Nugent	Email from Mr. Koo re update on counter offer for studio/ consider and reply to same/ email to Mr. Randall re same	0.40 \$	200.00
08/13/21	Daniel D. Nugent	Emails from Mssrs. Koo and Mainella re counter offer for studio unit/ consider and reply to same / email from Mr. Randall re same	0.30 \$	150.00
08/16/21	Daniel D. Nugent	Email from and reply to Mr. Koo re questions from lien claimants re priority on sale of units	0.30 \$	150.00

GST/HST #R119428274. DISBURSEMENTS AND CHARGES MAY NOT HAVE BEEN POSTED AS OF THE DATE OF THIS ACCOUNT. PLEASE QUOTE OUR FILE NUMBER AND/OR INVOICE NUMBER WHEN MAKING PAYMENT. ACCOUNTS ARE DUE WHEN RENDERED. INTEREST AT THE RATE OF 12% PER ANNUM WILL BE CHARGED FOR AMOUNTS UNPAID 30 DAYS OR MORE.

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Invoice Date: August 31, 2021

Invoice No. 469136

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
08/19/21	Daniel D. Nugent	Email from Mr. Koo re marketing report for sale of studio unit/ Review and consider same/ email to Mr. Koo	0.50 \$	250.00
08/24/21	Daniel D. Nugent	Instructions to paralegal re preparation of application materials to approve sale of SL #1/ email to Mr. Koo re letter from Realtor re marketing of unit	0.30 \$	150.00
08/29/21	Daniel D. Nugent	Review initial draft of application materials to approve sale prepared by paralegal, further instructions to paralegal re same	0.40 \$	200.00
08/30/21	Daniel D. Nugent	Email from Mr. Koo re request from records office of Argyle LP to file change of records. updated annual reports/ consider and reply to same	0.30 \$	150.00

Fee Amount \$ **2,550.00**

TOTAL FEES AND DISBURSEMENTS

Fees	\$	2,550.00
GST	\$	127.50
PST	\$	178.50

TOTAL AMOUNT DUE \$ **2,856.00**

This is our account herein.

Richards Buell Sutton LLP

Per:  _____
Daniel D. Nugent

E&OE



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Invoice Date: August 31, 2021

Invoice No. 469136

File No. 50860-0006

The Bowra Group Inc.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Chris Bowra

For Professional Services Rendered Through August 31, 2021.

Total Professional Fees	\$	2,550.00
Total GST	\$	127.50
Total PST	\$	178.50
Total Amount Due	\$	<u>2,856.00</u>

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Invoice Date: September 28, 2021

Invoice No. 469948

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including September 28, 2021:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
08/31/21	Daniel D. Nugent	Email from Mr. Koo re Progress report from Receiver/ updated draw request from CWB/ consider same viz timing for issuance of occupancy permit/ email to Mr. Koo re same	0.40 \$	200.00
08/31/21	Thomas Doolan	Draft for review the approval of sale application materials, including: the Notice of Application; the Approval of Sale Order; the Affidavit of Mario Mainella; and the Affidavit of Rod Randall; compile the exhibits to the Mario Mainella Affidavit;	4.00 \$	680.00
09/01/21	Daniel D. Nugent	Review and revise application material for approval of sale of SL #3/ telephone call to Mr. Bowra re same/ email to and reply from Mr. Chan re affidavit in support of sale approval/ email from Mr. Cameron re updated amounts loaned by CWB to Receiver, consider same	1.50 \$	750.00
09/02/21	Daniel D. Nugent	Review and revise application materials for sale approval/ emails to Mr. Chan and Mr. Mainella re affidavits in support of same/ email from Mr. Cameron re revised updated payout statement for CWB	1.50 \$	750.00
09/03/21	Daniel D. Nugent	Finalize application materials for approval of sale of SL #3/ meeting with Mr. Chan to execute affidavit	1.60 \$	800.00
09/07/21	Daniel D. Nugent	Emails from and reply to Mr. Koo re materials for pending application to approve sale, process for third party bids, attendance in Court on line re same	0.60 \$	300.00
09/10/21	Daniel D. Nugent	Email from Mr. Koo re update on West Van Inspection notice/consider same/ email to Mr. Koo re details on Court application to approve sale	0.40 \$	200.00
09/12/21	Daniel D. Nugent	Prepare for application to approve sale of SL #3	0.80 \$	400.00

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Invoice Date: September 28, 2021

Invoice No. 469948

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
09/13/21	Daniel D. Nugent	Attend Court application viz MS Teams for approval of sale of SL #3/ telephone call and email to Mr. Mainella re same/ instructions to paralegal and Ms. Holbrook re closing of sale of SI #3	1.50 \$	750.00
09/13/21	Thomas Doolan	Draft requisition to have Approval of Sale Certified; email to instruct registry agent to file same;	0.10 \$	17.00
09/14/21	Daniel D. Nugent	Email to Mr. Mainella re copy of Order approving sale, updated on Occupancy Permit	0.20 \$	100.00
09/14/21	Thomas Doolan	Receive Certified Order; draft Undertakings letter to the Purchaser's lawyer and draft a letter to the Land Title Office to authorize the release of our CPL and Registration of the Order;	1.00 \$	170.00
09/17/21	Daniel D. Nugent	Email from and telephone call to Mr. Koo re extension for closing of sale of SL #3/ discussing same with purchaser/ instructions to paralegal re extension of closing date	0.50 \$	250.00
09/20/21	Thomas Doolan	Draft Notice of Application (without notice) draft Order to amend Vesting Order; draft Affidavit in support of application;	3.00 \$	510.00
09/20/21	Thomas Doolan	Revise materials for the Without Notice application; swear Affidavit; and prepare materials for filing;	1.00 \$	170.00
09/20/21	Thomas Doolan	Instruct registry agent to file materials at the Supreme Court Registry;	0.10 \$	17.00
09/20/21	Tommy M. Chan	Review and sign notice of application; commission affidavit of paralegal to support application;	0.10 \$	32.50
09/21/21	Thomas Doolan	Draft Application Record and Index and prepare application record;	0.50 \$	85.00
09/21/21	Thomas Doolan	Receive filed materials; revise binders and instruct registry agent to enter application binder;	0.30 \$	51.00
09/21/21	Daniel D. Nugent	Email from and reply to Mr. Koo re update on need for extension of time to close sale of SL #3	0.20 \$	100.00
09/24/21	Daniel D. Nugent	Consider basis for extension of closing date, sale of SL #3/ email to and reply from conveyancing solicitor for Mr. Ye re extension of completion date - sale of SL #3	0.40 \$	200.00
09/24/21	Thomas Doolan	Receive entered slip-rule Order;	0.10 \$	17.00
09/24/21	Thomas Doolan	Draft Amended Order following approval of slip rule Order; draft letter to the Court Registry to request that the Order be entered on a Rush Basis;	2.10 \$	357.00



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Invoice Date: September 28, 2021

Invoice No. 469948

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
09/24/21	Thomas Doolan	Send copy of vesting order to the purchaser's lawyer;	0.10 \$	17.00
09/26/21	Daniel D. Nugent	Email from Mr. Koo re Final Certificate of Occupancy for project/ email to purchaser's solicitor re same	0.20 \$	100.00
Fee Amount			\$	7,023.50

DISBURSEMENTS

Non-Taxable Disbursements

Agent's Disbursements (Exempt)	80.00
B.C. Online (Exempt)	24.00
Agent's Disbursements (Exempt)	80.00

Non-Taxable Disbursement Amount

\$ 184.00

Taxable Disbursements (*subject to PST)

Agents Fees *	80.00
Printing/Copying/Scanning	537.95
Colour Printing and Copying	49.00
Courier(s)	68.85
B.C. Online Company Search(es)	8.50
Dye & Durham Company, Inc	121.96
LTSA - Copies of Plans/Charges/Searches	29.79
LTSA - Service Charge	5.01
West Coast Title Search	69.50

Taxable Disbursement Amount

\$ 970.56

TOTAL FEES AND DISBURSEMENTS

Fees	\$	7,023.50
Disbursements	\$	1,154.56
GST	\$	399.71
PST	\$	497.25

TOTAL AMOUNT DUE

\$ 9,075.02

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

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Invoice Date: September 28, 2021

Invoice No. 469948

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

For Professional Services Rendered Through September 28, 2021.

Total Professional Fees	\$	7,023.50
Total Disbursements	\$	1,154.56
Total GST	\$	399.71
Total PST	\$	497.25
Total Amount Due	\$	<u>9,075.02</u>

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Invoice Date: October 26, 2021

Invoice No. 470899

File No. 53688-0001

Argyle GP Ltd.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

Re: Corporate (BC)

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including October 22, 2021:

PROFESSIONAL FEES

Date	Description	
09/27/21	Review shareholdings; complete ALF share entries;	
09/28/21	Attend to the Annual Maintenance for the Company including maintenance of the corporate records, preparation of the 2020 Annual Report and Annual Consent Resolutions; file the 2020 Annual Report with the Registrar of Companies; update the corporate records; and to all related correspondence, consultations and advice;	
09/28/21	Attend to the Annual Maintenance for the Company including maintenance of the corporate records, preparation of the 2021 Annual Report and Annual Consent Resolutions; file the 2021 Annual Report with the Registrar of Companies; update the corporate records; and to all related correspondence, consultations and advice;	
09/28/21	Prepare change of registered and records office documents;	
Fee Amount		\$ 609.00

TOTAL FEES AND DISBURSEMENTS

Fees	\$ 609.00
GST	\$ 30.45
PST	\$ 42.63

TOTAL AMOUNT DUE \$ 682.08

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE

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Invoice Date: October 26, 2021

Invoice No. 470899

File No. 53688-0001

Argyle GP Ltd.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

For Professional Services Rendered Through October 22, 2021.

Total Professional Fees	\$	609.00
Total GST	\$	30.45
Total PST	\$	42.63
Total Amount Due	\$	682.08

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Invoice Date: December 9, 2021

Invoice No. 473053

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including November 26, 2021:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
10/01/21	Thomas Doolan	Revise letter to Purchaser's solicitor and letter to LTO; email same to Purchaser's solicitor;	0.10 \$	17.00
10/01/21	Hana Holbrook	Call with buyer's counsel; various emails;	0.40 \$	120.00
10/01/21	Tommy M. Chan	Review rejection notice; instruct to certify amending order and deposit contract by requisition;	0.30 \$	97.50
10/04/21	Hana Holbrook	Review sale documents; consider commission and listing agreement; emails with client;	0.60 \$	180.00
10/05/21	Daniel D. Nugent	Telephone call to Mr. Mainella re closing of sale SL #3/ status of offers on lots 2 and 3/ consider possible price reduction	0.20 \$	100.00
10/05/21	Hana Holbrook	Consider closing and payouts; emails with client; review commission calculation;	0.60 \$	180.00
10/05/21	Thomas Doolan	Call to Canada Revenue Agency regarding amount owed under GST/HST account;	0.10 \$	17.00
10/05/21	Thomas Doolan	Draft Direction to Pay and Statement of Receipt and Disbursement of Trust Funds;	0.50 \$	85.00
10/05/21	Thomas Doolan	Call to Kevin Koo at The Bowra Group Inc.;	0.10 \$	17.00
10/06/21	Daniel D. Nugent	Telephone call to Mr. Mainella re closing of sale on SL #3, confirmation of basis for confirmation charged by realtor	0.20 \$	100.00
10/06/21	Thomas Doolan	Attend to sale closing particularly emails to and from realtor and clients; draft letter to the CRA to enclose amount owed; instruct courier to collect sale proceeds;	1.00 \$	170.00
10/07/21	Daniel D. Nugent	Review and revise letter to CRA re payment of GST arrears for Argyle LP	0.20 \$	100.00

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Invoice Date: December 9, 2021

Invoice No. 473053

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
10/07/21	Thomas Doolan	Attend to sale closing including email to client, and purchaser's lawyer, draft reporting letter to client; draft undertakings letter to purchaser's solicitor; revise statement of receipt and disbursement; update Direction to Pay; attend CWB twice to deposit cheques to accounts; attend to reporting and accounting requirements;	3.00 \$	510.00
10/08/21	Daniel D. Nugent	Email from Mr. Koo re options to forming Strata post first conveyance in project/ consider same/ email to Mr. Koo re comments on current list price for unsold units/ Consider whether Strata needs to be formed now, possible options in terms of delaying same/ email to Mr. Koo re same	1.20 \$	600.00
10/08/21	Ryan Klassen	Consider rights of a developer to run a strata corporation after the first conveyance in contravention of the Strata Property Act.	0.40 \$	140.00
10/13/21	Daniel D. Nugent	Email from Mr. Koo re strata insurance policy/ pay down of receivership borrowings/ emails from Mr. Randall re same	0.40 \$	200.00
10/14/21	Daniel D. Nugent	Email from Mr. Koo re proposed Strata Management contract, Review and consider same/ email to Mr. Koo re same / email from Mr. Koo re proposed price reduction for remaining units/ consider same/ email from Mr. Koo re Receiver's certificates	0.70 \$	350.00
10/18/21	Daniel D. Nugent	Email and telephone call from counsel for Torr Electric re action to enforce lien claim/ reply email re same/ email to and reply from Mr. Koo re same	0.40 \$	200.00
10/20/21	Daniel D. Nugent	Email from Mr. Koo re revised listings for unsold units/ peruse same	0.20 \$	100.00
10/26/21	Daniel D. Nugent	Email from Mr. Simmonds re Notice of Civil Claim to enforce builder's lien filed by Torr Electric/ Review and consider same/ email to Mr. Simmonds re same, stay on further pursuit of action/ email to Mr. Koo re same	0.50 \$	250.00
10/29/21	Daniel D. Nugent	Email from Mr. Koo re filing of CPL and claim against Purchaser of SL #3/ Review and consider CPL and Notice of Civil Claim/ draft letter to counsel for PF Mechanical re immediate removal of CPL and discontinuance of claim vs. Mr. Ye/ email to Mr. Koo re same	2.50 \$	1,250.00



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Invoice Date: December 9, 2021

Invoice No. 473053

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
11/01/21	Daniel D. Nugent	Email from and reply to Mr. Simmonds re lien claim by PF Mechanical/ emails from Mr. Lidder re removal of CPL and Notice of Civil Claim by Torr Electric against SL #3 and Mr. Ye/ draft Notice of Application materials for Receiver to compel removal and CPL and discontinuance of claim against Mr. Ye/ telephone call to Mr. Koo re same	2.50 \$	1,250.00
11/02/21	Daniel D. Nugent	Email from Mr. Lidder re removal of CPL vs. SL #3, discontinuance of claim against Mr. Ye, email to Mr. Koo re same	0.20 \$	100.00
11/02/21	Daniel D. Nugent	Email from Mr. Lidder re notice of discontinuance by Torr Electric against Mr. Ye, SL #3/ consider same/ email to Mr. Koo re same	0.40 \$	200.00
Fee Amount			\$	6,333.50

DISBURSEMENTS

Non-Taxable Disbursements

B.C. Online (Exempt)	18.00
Agent's Disbursements (Exempt)	92.00

Non-Taxable Disbursement Amount

\$ 110.00

Taxable Disbursements (*subject to PST)

Agents Fees *	30.00
Printing/Copying/Scanning	113.75
Courier(s)	68.85
1" Binder	6.60
Dye & Durham Company, Inc	179.32
Postage	21.68
Tabs	5.52
Trust Administration Fee	15.00
West Coast Title Search	21.50

Taxable Disbursement Amount

\$ 462.22

TOTAL FEES AND DISBURSEMENTS

Fees	\$	6,333.50
Disbursements	\$	572.22
GST	\$	339.79
PST	\$	445.45



RICHARDS
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Invoice Date: December 9, 2021

Invoice No. 473053

File No. 50860-0006

TOTAL AMOUNT DUE

\$ 7,690.96

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Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE



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Invoice Date: December 9, 2021

Invoice No. 473053

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

For Professional Services Rendered Through November 26, 2021.

Total Professional Fees	\$	6,333.50
Total Disbursements	\$	572.22
Total GST	\$	339.79
Total PST	\$	445.45
Total Amount Due	\$	<u>7,690.96</u>

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Invoice Date: January 10, 2022

Invoice No. 474970

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including December 31, 2021:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
11/29/21	Daniel D. Nugent	Telephone call from Ms. Vukaj (lien claimant) regarding status of sales in Receivership / email to Mr. Mainella re same	0.30 \$	150.00
12/03/21	Daniel D. Nugent	Email from Counsel for PF Mechanical re confirmation of discharge of lien against title to SL owned by Mr. Ye/ consider same/ email to Mr. Mainella re same	0.30 \$	150.00
12/06/21	Daniel D. Nugent	Email from and reply to Mr. Koo re update from Realtor on marketing of remaining unsold units/ consider same	0.20 \$	100.00
12/14/21	Daniel D. Nugent	Telephone call and email from Mr. Mainella re offer to purchase for SL #2/ Review and consider same viz timing for Court approval, counter offer on price/ email to Mr. Mainella re same / email from Mr. Mainella re copy of Counter offer to Purchase for SL #2/ Review and consider terms of same	0.90 \$	450.00
12/15/21	Daniel D. Nugent	Email from Mr. Mainella re buyer's rejection of counter offer on SL #2/ consider same	0.20 \$	100.00
12/16/21	Daniel D. Nugent	Email from Mr. Koo re filing of Notice of Civil Claim and CPL by Ascent Drywall against Mr. Ye and SL #3/ Review and consider same/ telephone call and email to counsel for Ascent re breach of Court Order, need to immediately discontinue action against Mr. Ye and discharge CPL	1.00 \$	500.00
Fee Amount			\$	1,450.00

DISBURSEMENTS

Taxable Disbursements (*subject to PST)

Printing/Copying/Scanning

5.25

Taxable Disbursement Amount

\$

5.25

TOTAL FEES AND DISBURSEMENTS

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Invoice Date: January 10, 2022

Invoice No. 474970

File No. 50860-0006

Fees	\$	1,450.00
Disbursements	\$	5.25
GST	\$	72.76
PST	\$	101.50

TOTAL AMOUNT DUE \$ 1,629.51

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE



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Invoice Date: January 10, 2022

Invoice No. 474970

File No. 50860-0006

The Bowra Goup Inc.
 430-505 Burrard Street
 Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

For Professional Services Rendered Through December 31, 2021.

Total Professional Fees	\$ 1,450.00
Total Disbursements	\$ 5.25
Total GST	\$ 72.76
Total PST	\$ 101.50
Total Amount Due	\$ <u>1,629.51</u>

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Invoice Date: January 31, 2022

Invoice No. 475518

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including January 31, 2022:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
01/11/22	Daniel D. Nugent	Email from Mr. Koo re discharge of CPL filed by Ascent Drywall against SL #3/ consider same/ email to and reply from counsel for Ascent re same	0.40 \$	216.00
01/13/22	Daniel D. Nugent	Email from counsel for Ascent Drywall re discontinuance of action against Mr. Ye, release of CPL vs. SL #3/ email to Mr. Koo re same	0.20 \$	108.00
01/17/22	Daniel D. Nugent	Email from and reply to Mr. Koo re filing of annual reports by Receiver on behalf of debtor companies	0.20 \$	108.00
01/18/22	Daniel D. Nugent	Email from Mr. Mainella re new offer on SL#2, comments on same/ Review and consider same/ email to Mr. Mainella re comments on offer, proposed amount of counter offer	0.70 \$	378.00
01/19/22	Daniel D. Nugent	Telephone call to and email from Mr. Mainella re comments on offer to purchase for SL #2	0.20 \$	108.00
01/19/22	Daniel D. Nugent	Email correspondence with Mr. Koo re Receiver's counter on offer to purchase SL #2, timing for Court Approval, completion/ consider and reply to same / email from Mr. Koo confirming terms of counter offer on SL #2	0.80 \$	432.00
01/19/22	Daniel D. Nugent	Email from Mr. Koo re possible legal action amongst Argyle shareholders, potential impact on receivership/ consider and reply to same	0.40 \$	216.00
01/20/22	Daniel D. Nugent	Telephone call to Mr. Mainella re status of counter offer on SL #2	0.20 \$	108.00

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Invoice Date: January 31, 2022

Invoice No. 475518

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
01/21/22	Daniel D. Nugent	Emails from Mr. Mainella re counter offer on sale of SL #2/ Review and consider same/ email to Mr. Mainella re same / email to Mr. Koo re confirmation of further counter offer from Receiver / review Receiver's latest counter offer / email from Mr. Koo re estimated legal fees to complete Receivership/ consider and respond to same	1.40 \$	756.00
01/23/22	Daniel D. Nugent	Email from Mr. Mainella re accepted counter offer for Strata Lot #2/ Review and consider same/ email to paralegal re preparation of Notice of Application for Court approval of sale	0.40 \$	216.00
01/24/22	Thomas Doolan	Receive and reply to email regarding the accepted Contract of Purchase and Sale and the setting of an Approval of Sale application date; consider Term 3 of the accepted Contract and Court reading week, and the availability of hearing dates;	0.10 \$	18.00
01/24/22	Thomas Doolan	Draft Approval of Sale Order;	0.30 \$	54.00
01/25/22	Thomas Doolan	Draft Notice of Application - Sale of Lot 2;	0.30 \$	54.00
Fee Amount			\$	2,772.00

DISBURSEMENTS

Taxable Disbursements (*subject to PST)

Printing/Copying/Scanning	36.05
Courier(s)	13.50
B.C. Online Company Search(es)	8.50

Taxable Disbursement Amount \$ **58.05**

TOTAL FEES AND DISBURSEMENTS

Fees	\$	2,772.00
Disbursements	\$	58.05
GST	\$	141.50
PST	\$	194.04



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Invoice Date: January 31, 2022

Invoice No. 475518

File No: 50860-0006

TOTAL AMOUNT DUE

\$ 3,165.59

This is our account herein.

Richards Buell Sutton LLP

Per:  _____
Daniel D. Nugent

E&OE



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Invoice Date: January 31, 2022

Invoice No. 475518

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

For Professional Services Rendered Through January 31, 2022.

Total Professional Fees	\$	2,772.00
Total Disbursements	\$	58.05
Total GST	\$	141.50
Total PST	\$	194.04
Total Amount Due	\$	<u>3,165.59</u>

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Invoice Date: February 28, 2022

Invoice No. 476476

File No. 54289-0001

1104194 B.C. Ltd. (Mario Mainella)
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

Re: Corporate (BC)

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including February 28, 2022:

PROFESSIONAL FEES

Date	Description		
01/25/22	Set up ALF card and create virtual minute book;		
01/27/22	Conduct review of corporate records and prepare deficiency memorandum; update shareholder information; obtain and update corporate records with missing filings made with the Registrar of Companies;		
02/03/22	Prepare 2019, 2020, 2021 and 2022 annual reports; prepare waiver of AGM for 2019, 2020 and 2021; prepare 2022 annual shareholder resolutions;		
02/03/22	Consider Receiver's execution of borrower company's director resolution in order to keep company from being struck		
Fee Amount		\$	706.50
TOTAL FEES AND DISBURSEMENTS			
Fees		\$	706.50
GST		\$	35.33
PST		\$	49.46
TOTAL AMOUNT DUE		\$	<u>791.29</u>

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE

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Invoice Date: February 28, 2022

Invoice No. 476476

File No. 54289-0001

1104194 B.C. Ltd. (Mario Mainella)
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

For Professional Services Rendered Through February 28, 2022.

Total Professional Fees	\$	706.50
Total GST	\$	35.33
Total PST	\$	49.46
Total Amount Due	\$	<u>791.29</u>

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 Total Amount: \$ _____ Signature: _____

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Invoice Date: February 28, 2022

Invoice No. 476477

File No. 53688-0001

Argyle GP Ltd.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

Re: Corporate (BC)

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including February 28, 2022:

PROFESSIONAL FEES

Date	Description		
01/18/22	Update corporate records with note that company is in receivership; request copy of court order to update corporate records;		
01/24/22	Update Virtual Minute Book with court order appointing The Bowra Group Inc., in its capacity as Receiver; update 2020 and 2021 annual maintenance documents and change of registered and records office with appropriate signature line;		
Fee Amount		\$	77.50
TOTAL FEES AND DISBURSEMENTS			
Fees		\$	77.50
GST		\$	3.88
PST		\$	5.43
TOTAL AMOUNT DUE		\$	<u>86.81</u>

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

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Invoice Date: February 28, 2022

Invoice No. 476477

File No. 53688-0001

Argyle GP Ltd.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

For Professional Services Rendered Through February 28, 2022.

Total Professional Fees	\$	77.50
Total GST	\$	3.88
Total PST	\$	5.43
Total Amount Due	\$	<u>86.81</u>

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- 5. Phone:** Call 604.661.9285 with your credit card information and file number.

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Credit Card Number: _____ Expiry Date _____ CVV _____

Total Amount: \$ _____ Signature: _____

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Invoice Date: February 28, 2022

Invoice No. 476552

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including February 28, 2022:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
01/31/22	Thomas Doolan	Run title search of Lot 2 - 2173 Argyle Ave. West Vancouver;	0.10 \$	18.00
01/31/22	Thomas Doolan	Draft Affidavit No. 5 of Dean Chan (Approval of Sale, SL#2);	0.30 \$	54.00
01/31/22	Thomas Doolan	Send email to Kevin Koo to request marketing report and to confirm that the offer subsists;	0.10 \$	18.00
02/01/22	Daniel D. Nugent	Email from Mr. Koo re addendum to contract for purchase of SL #2, deficiency list, subject removal by purchaser/ Review and consider same/ reply to Mr. Koo re same/ email to paralegal re update on materials for Notice of Application to approve sale of SL #2	0.60 \$	324.00
02/01/22	Thomas Doolan	Receive updated accepted offer and addendums; revise approval of sale application materials;	0.50 \$	90.00
02/07/22	Daniel D. Nugent	Email from Mr. Koo re marketing report for application to approve sale of SL #2/ Review and consider same/ reply to Mr. Koo re same	0.50 \$	270.00
02/08/22	Thomas Doolan	Run new title search; update Appendix "B" (charges to be cleared from title) of the Notice of Application;	0.20 \$	36.00
02/08/22	Daniel D. Nugent	Email to and reply from Mr. Koo re updated realtor marketing report/ Review and Revise Notice of Application materials for Court approval of sale of SL #2, review updated title search for lot/ email to Mr. Mainella re draft of affidavit for comments, execution / email from Mr. Koo re changes to names of purchasers/ revise application and draft Order re same / email from Mr. Koo re executed affidavit of Mr. Mainella, finalize Notice of Application materials, instructions to paralegal re filing/service of same	2.50 \$	1,350.00

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Invoice Date: February 28, 2022

Invoice No. 476552

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
02/09/22	Daniel D. Nugent	Email correspondence with Mr. Koo re timing for application to approve sale of SL #2, possible competing bids, email to Mr. Koo re COVID foreclosure rules for third party bids	0.50 \$	270.00
02/10/22	Daniel D. Nugent	Email from Mr. Koo re contact information for purchaser's realtor viz pending sale approval application / email to Receiver re filed copies of Notice of Application to approve sale of SL #2	0.20 \$	108.00
02/11/22	Thomas Doolan	Draft letter to listing realtor, Haneef Virani, regarding sealed-bid process; call to Haneef's office; send letter to Haneef by email;	0.40 \$	72.00
02/11/22	Daniel D. Nugent	Revise and review letter to realtor re pending application to approve sale/ procedure if competing bids	0.20 \$	108.00
02/11/22	Daniel D. Nugent	Telephone call from Ms. Vukaj, lien claimant re status of receivership/ sales	0.20 \$	108.00
02/14/22	Daniel D. Nugent	Email from Mr. Koo re purchaser's position that no deposit payable until Court approval/ consider and reply to Mr. Koo re same	0.30 \$	162.00
02/14/22	Diana Ramsey	Prepare Application Record; attend to filing same	0.30 \$	45.00
02/17/22	Daniel D. Nugent	Email from Mr. Koo re report to CWB on progress of sales, costs associated with Receiver, draw request/ consider same/ email to Mr. Koo re status of potential third party bidders for SL #2	0.30 \$	162.00
02/17/22	Daniel D. Nugent	Telephone call from and email to Mr. Young, realtor for prospective purchasers on SL #2 viz bidding process, copy of current offer/ telephone call to Mr. Koo re same/ email to Mr. Young re copy of application materials and COVID foreclosure bid process for BCSC	0.50 \$	270.00
02/18/22	Diana Ramsey	Prepare Affidavit of Delivery, Application Record; attend to filing same	0.30 \$	45.00
02/18/22	Daniel D. Nugent	Telephone call from Mr. Koo re update from realtor on potential third party bids/ consider estimate of completion of Deficiency list from original offeror/ email from and reply to Mr. Koo re same, cost estimate to complete deficiencies	0.80 \$	432.00
02/21/22	Daniel D. Nugent	Prepare for application to approve sale of SL#2/ email from Young's re Competing Bid/ Review and consider same, email to Mr. Koo re comments on bid, recommendations re same	2.30 \$	1,242.00



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Invoice Date: February 28, 2022

Invoice No. 476552

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
02/22/22	Daniel D. Nugent	Consider competing bid from Young's for SL #2/ email Realtor re same, Acknowledgment of Receipt of offer/ email to realtor for Original Offeror re receipt of competing bid/ email and telephone call to Mr. Koo re comparison of offers, deficiency list from competing offeror, costing of same/ Telephone call from Original offeror re attendance via Zoom at hearing to approve sale	1.70 \$	918.00
02/22/22	Daniel D. Nugent	Email from Realtor for original offeror's re revised offer/ Review and consider same/ telephone call from Mr. Koo re comments on same, confirmation viz Terms and Conditions, Inclusion of Schedule "A"/ email to Realtor vis clarification on terms of revised offer/ reply from Realtor re same/ email to Realtor Acknowledgment of Receipt/ telephone call to Mr. Koo re confirmation revised offer superior bid/ email from Mr. Mainella re same	1.30 \$	702.00
02/23/22	Daniel D. Nugent	Further instructions to paralegal re filing of Sealed bids for sale approval application, prepare for same, review email to Registry containing sealed bids per COVID bidding protocol	0.70 \$	378.00
02/23/22	Thomas Doolan	Prepare package of sealed bids to be sent as an email enclosure to the Court registry in advance of the Approval of Sale Hearing; send email to the Court registry;	0.20 \$	36.00
02/23/22	Daniel D. Nugent	Email from Court Registry re MS teams link for hearing/ email to Realtor for Original Offeror and Competing Offeror re same/email to Mr. Koo re same	0.30 \$	162.00
02/24/22	Daniel D. Nugent	Prepare for and attend on Application to approve sale, with competing offers / revise form of Order for offer approved by Court, attend to entry of same/ email to Mr. Koo and Mr. Mainella re same	3.00 \$	1,620.00
02/25/22	Thomas Doolan	Draft Requisition to Certify Order; draft Requisition to Deposit Contract to the Court file;	0.10 \$	18.00
02/25/22	Thomas Doolan	Draft Letter to Buyers' lawyer/notary regarding the sale; draft letter to the LTO regarding release of the CPL and registration of the Vesting Order;	0.50 \$	90.00
02/25/22	Daniel D. Nugent	Email from and reply to realtor for Court approved purchasers of SL #2	0.20 \$	108.00
02/25/22	Ryan Klassen	Email correspondence with Dan Nugent and others in respect of handling the sale via court order and receiving instructions.	0.30 \$	114.00



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Invoice Date: February 28, 2022

Invoice No. 476552

File No. 50860-0006

Fee Amount \$ 9,330.00

DISBURSEMENTS

Non-Taxable Disbursements

Agent's Disbursements (Exempt) 80.00

Non-Taxable Disbursement Amount \$ 80.00

Taxable Disbursements (*subject to PST)

Agents Fees *	20.00
Printing/Copying/Scanning	271.25
Courier(s)	72.42
B.C. Online Company Search(es)	8.50
LTSA - Copies of Plans/Charges/Searches	9.93
LTSA - Service Charge	1.67
West Coast Title Search	51.50

Taxable Disbursement Amount \$ 435.27

TOTAL FEES AND DISBURSEMENTS

Fees	\$ 9,330.00
Disbursements	\$ 515.27
GST	\$ 488.26
PST	\$ 654.50

TOTAL AMOUNT DUE \$ 10,988.03

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE



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Invoice Date: February 28, 2022

Invoice No. 476552

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

For Professional Services Rendered Through February 28, 2022.

Total Professional Fees	\$	9,330.00
Total Disbursements	\$	515.27
Total GST	\$	488.26
Total PST	\$	654.50
Total Amount Due	\$	<u>10,988.03</u>

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Invoice Date: March 31, 2022

Invoice No. 477773

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including March 31, 2022:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
03/01/22	Daniel D. Nugent	Email from and reply to Mr. Koo re entered copy of Order approving sale of SL #2/ timeline to closing same	0.20 \$	108.00
03/14/22	Daniel D. Nugent	Review and revise letter to purchaser's solicitor for SL #2 viz undertakings for sale, use of Vesting Order to complete same	0.20 \$	108.00
03/14/22	Thomas Doolan	Emails to and from Buyers' lawyer and the conveyancer; send sale package including the certified order and the undertakings letter to the Buyers' lawyer;	0.10 \$	18.00
03/14/22	Ryan Klassen	Review of letter and associated email correspondence.	0.20 \$	76.00
03/15/22	Daniel D. Nugent	Email and telephone call from Mr. Koo re offer to purchase on SL #1, Review and consider same, request by purchaser for right to assign contract, consider ability to do that within Court approved sale/ email to Mr. Koo re same	0.70 \$	378.00
03/16/22	Tommy M. Chan	Phone call and email to Kevin Koo re amendment of contract for assignment prior to court approval;	0.20 \$	70.00
03/18/22	Thomas Doolan	Email from and to Bell Alliance regarding charges on title and charges to be removed;	0.10 \$	18.00
03/18/22	Ryan Klassen	Review of closing letter, sale documents and statement of adjustments and associated correspondence.	0.50 \$	190.00
03/23/22	Ryan Klassen	Review of documentation received and adjustments.	0.40 \$	152.00
03/24/22	Thomas Doolan	Review the received enclosures from Bell Alliance, the purchasers' lawyer;	0.50 \$	90.00
03/24/22	Daniel D. Nugent	Review and consider email from purchaser's solicitor re statement of adjustments, instructions to paralegal re same	0.30 \$	162.00

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Invoice Date: March 31, 2022

Invoice No. 477773

File No. 50860-0006

Date	Timekeeper	Description	Hours	Amount
03/28/22	Thomas Doolan	Send Sellers Statement of Adjustments and further information to Buyers lawyer;	0.10 \$	18.00
03/28/22	Ryan Klassen	Email correspondence returning the adjustments to the Buyer's Lawyer.	0.10 \$	38.00
03/30/22	Daniel D. Nugent	Email to Mr. Mainella re payout of sale proceeds on sale of SL #2/ status of negotiations on sale of SL #1 / email from Mr. Koo re same	0.30 \$	162.00
03/30/22	Ryan Klassen	Correspondence in respect of the closing.	0.20 \$	76.00
Fee Amount			\$	1,664.00

DISBURSEMENTS

Non-Taxable Disbursements

Agent's Disbursements (Exempt) 190.00

B.C. Online (Exempt) 7.00

Non-Taxable Disbursement Amount

\$ 197.00

Taxable Disbursements (*subject to PST)

Agents Fees * 30.00

Printing/Copying/Scanning 42.70

B.C. Online 12.00

Postage 12.86

West Coast Title Search 45.00

Taxable Disbursement Amount

\$ 142.56

TOTAL FEES AND DISBURSEMENTS

Fees \$ 1,664.00

Disbursements \$ 339.56

GST \$ 90.33

PST \$ 118.58

TOTAL AMOUNT DUE

\$ 2,212.47

This is our account herein.

Richards Buell Sutton LLP

Per: 

Daniel D. Nugent

E&OE



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Invoice Date: March 31, 2022

Invoice No. 477773

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

For Professional Services Rendered Through March 31, 2022.

Total Professional Fees	\$	1,664.00
Total Disbursements	\$	339.56
Total GST	\$	90.33
Total PST	\$	118.58
Total Amount Due	\$	<u>2,212.47</u>

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Invoice Date: March 31, 2022

Invoice No. 477899

File No. 54289-0001

1104194 B.C. Ltd. (Mario Mainella)
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

Re: Corporate (BC)

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including March 31, 2022:

PROFESSIONAL FEES

Date	Description		
03/14/22	Prepare change of address documents;		
Fee Amount		\$	77.50

TOTAL FEES AND DISBURSEMENTS

Fees	\$	77.50
GST	\$	3.88
PST	\$	5.43

TOTAL AMOUNT DUE \$ 86.81

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Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

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Invoice Date: March 31, 2022

Invoice No. 477899

File No. 54289-0001

1104194 B.C. Ltd. (Mario Mainella)
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

For Professional Services Rendered Through March 31, 2022.

Total Professional Fees	\$	77.50
Total GST	\$	3.88
Total PST	\$	5.43
Total Amount Due	\$	<u>86.81</u>

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Invoice Date: April 28, 2022

Invoice No. 478871

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

RE: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including April 27, 2022

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
03/31/22	Daniel D. Nugent	Telephone call to Mr. Mainella re closing of sale SL #2/ status re offers to purchase for SL #1	0.20	108.00
03/31/22	Thomas Doolan	Draft Reporting Letter and Statement of Receipt and Disbursement; emails and calls to and from the Bowra Group Inc.; attend to closing including the receipt of funds and the deposit of the cheque to Bowra at CWB; emails to and from the buyers' law firm;	2.50	450.00
03/31/22	Ryan Klassen	Attending to matters with respect to the completion of the sale including correspondence and accounting matters.	0.30	114.00
04/01/22	Daniel D. Nugent	Email from Mr. Koo re updated offer to purchase for SL #1/ Review and consider same/ email to Mr. Koo re comments on offer	0.40	216.00
04/03/22	Daniel D. Nugent	Email from Mr. Mainella re addendum, counter offer on SL #2/ Review and consider same/ email to Mr. Mainella re same	0.40	216.00
04/04/22	Daniel D. Nugent	Telephone call from Mr. Mainella re addendum to offer to purchase for SL #1, Court approval for same	0.20	108.00
04/04/22	Daniel D. Nugent	Email from Mr. Koo re accepted offer to purchase for SL #1/ Review and consider same/ instructions to paralegal re preparing Notice of Application to approve sale/ email from Mr. Koo re repayment of Receiver's borrowings	0.50	270.00
04/11/22	Daniel D. Nugent	Email from Mr. Koo re removal of subjects for purchase of SL #1/ consider same/ email to Mr. Koo re date for deficiency walk through	0.30	162.00
04/11/22	Thomas Doolan	Draft a Notice of Application, draft Order, and Affidavit with regard to the April 28th application for the Approval of Sale of Strata Lot #1; run title search;	1.00	180.00

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Invoice Date: April 28, 2022		Invoice No. 478871	File No. 50860-0006	
Date	Timekeeper	Description	Hours	Amount
04/12/22	Daniel D. Nugent	Revise and review application materials for Court approval for sale of SL #1/ email to Mr. Koo re updated sales/marketing letter from realtor re same	0.60	324.00
04/13/22	Daniel D. Nugent	Telephone call from Mr. Mainella re Court approval for sale of SL #1	0.20	108.00
04/14/22	Daniel D. Nugent	Email from Mr. Koo re marketing report from Mr. Virani re SL#1/ Review and consider same/ revise and review affidavit of Mr. Mainella re same/ email to Mr. Koo re date for hearing of approval application	0.50	270.00
04/19/22	Thomas Doolan	Revise Notice of Application, draft Order, and Affidavit No.1 of Mario Mainella; email drafts to Mario for swearing;	0.30	54.00
04/19/22	Daniel D. Nugent	Email from Mr. Koo re comments on application materials in support of approval of sale, SL #1/ consider and reply to same	0.20	108.00
04/21/22	Daniel D. Nugent	Emails from Mr. Mainella re affidavit/ email from and reply to Mr. Koo re hearing date for approval of sale, SL#1, contact information for purchasers/ review and revise letter to Realtor re third party bidding process per COVID	0.40	216.00
04/21/22	Thomas Doolan	Draft letter to listing realtor regarding the sealed bid process; send email to listing realtor;	0.20	36.00
04/27/22	Daniel D. Nugent	Revise and review draft form of Order approving sale of SL #1	0.20	108.00
04/27/22	Daniel D. Nugent	Emails from counsel for PF Mechanical, lien claimant, re refusal to accept service of Application to approve sale of SL#1/ consider corporate search for company and lien filed by counsel/ reply to same viz proper service and no adjournment	0.50	270.00
Fee Amount			\$	3,318.00

DISBURSEMENTS

Non-Taxable Disbursements

Agent's Disbursements (Exempt)	80.00		
Non-Taxable Disbursement Amount		\$	80.00

Taxable Disbursements (*subject to PST)

Trust Administration Fee	15.00
LTSA - Copies of Plans/Charges/Searches	10.07
Agents Fees *	10.00
LTSA - Service Charge	1.75
West Coast Title Search	34.50
Courier(s)	168.00



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Invoice Date: April 28, 2022

Invoice No. 478871

File No. 50860-0006

Printing/Copying/Scanning

487.90

Taxable Disbursement Amount

\$ 727.22

TOTAL FEES AND DISBURSEMENTS

Fees

\$ 3,318.00

Disbursements

807.22

GST

202.26

PST

232.96

TOTAL AMOUNT DUE

\$ 4,560.44

This is our account herein.

Richards Buell Sutton LLP

Per:

Daniel D. Nugent

E&OE



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Invoice Date: April 28, 2022

Invoice No. 478871

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

RE: Receivership of 2173 Argyle Avenue Limited Partnership

For Professional Services Rendered Through April 27, 2022

Total Professional Fees	\$ 3,318.00
Total Disbursements	807.22
Total GST	202.26
Total PST	232.96
TOTAL AMOUNT DUE	\$ 4,560.44

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Invoice Date: April 28, 2022

Invoice No. 478900

File No. 54289-0001

1104194 B.C. Ltd. (Mario Mainella)
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

Re: Corporate (BC)

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including April 27, 2022:

DISBURSEMENTS

Non-Taxable Disbursements

Annual Report Filing Fees	43.39
Annual Report Filing Fees	43.39
Annual Report Filing Fees	43.39
Annual Report Filing Fees	43.39

Non-Taxable Disbursement Amount

\$ 173.56

Taxable Disbursements (*subject to PST)

B.C. Online Service Charge(s)	24.00
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Taxable Disbursement Amount

\$ 24.00

TOTAL DISBURSEMENTS

Disbursements	\$ 197.56
GST	\$ 1.20

TOTAL AMOUNT DUE

\$ 198.76

This is our account herein.

Richards Buell Sutton LLP

Per: 
Daniel D. Nugent

E&OE

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Invoice Date: April 28, 2022

Invoice No. 478900

File No. 54289-0001

1104194 B.C. Ltd. (Mario Mainella)
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

For Professional Services Rendered Through April 27, 2022.

Total Disbursements	\$	197.56
Total GST	\$	1.20
Total Amount Due	\$	<u>198.76</u>

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Invoice Date: April 28, 2022

Invoice No. 478904

File No. 53688-0001

Argyle GP Ltd.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

Re: Corporate (BC)

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including April 27, 2022:

PROFESSIONAL FEES

Date	Description		
03/28/22	Update of corporate records with digital filing of bulk scan records;		
03/29/22	Email from Mr. Koo re annual maintenance of GP LTD and whether to continue with same in circumstances, consider and reply to same		
03/29/22	Revise annual maintenance documents;		
Fee Amount		\$	332.50

DISBURSEMENTS

Non-Taxable Disbursements

Annual Report Filing Fees	43.39		
Annual Report Filing Fees	43.39		
Non-Taxable Disbursement Amount		\$	86.78

Taxable Disbursements (*subject to PST)

B.C. Online Service Charge(s)	12.00		
Taxable Disbursement Amount		\$	12.00

TOTAL FEES AND DISBURSEMENTS

Fees		\$	332.50
Disbursements		\$	98.78
GST		\$	17.23
PST		\$	23.28

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Invoice Date: April 28, 2022

Invoice No. 478904

File No. 53688-0001

TOTAL AMOUNT DUE

\$ 471.79

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Richards Buell Sutton LLP

Per:  _____
Daniel D. Nugent

E&OE



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Invoice Date: April 28, 2022

Invoice No. 478904

File No. 53688-0001

Argyle GP Ltd.
430 - 505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella

For Professional Services Rendered Through April 27, 2022.

Total Professional Fees	\$	332.50
Total Disbursements	\$	98.78
Total GST	\$	17.23
Total PST	\$	23.28
Total Amount Due	\$	<u>471.79</u>

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57

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Vancouver, BC | FAX: 604.688.3830
Canada V6B 5A1 | RBS.CA

Invoice Date: May 30, 2022

Invoice No. 480276

File No. 50860-0006

The Bowra Goup Inc.
430-505 Burrard Street
Vancouver, BC V7X 1M3

Attention: Mario Mainella / Kevin Koo

Re: Receivership of 2173 Argyle Avenue Limited Partnership

TO OUR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter for the period up to and including May 30, 2022:

PROFESSIONAL FEES

Date	Timekeeper	Description	Hours	Amount
03/24/22	Daniel D. Nugent	Emails from and telephone call to Mr. Koo re status of counter offer on SL #1/ closing re sale of SL #3	0.30 \$	162.00
05/02/22	Daniel D. Nugent	Email from and reply to Mr. Koo re pending application to approve sale of SL #1, possible competing offers	0.20 \$	108.00
05/02/22	Thomas Doolan	Draft Application Record and Index; prepare application record for entry in advance of May 5 application hearing;	0.50 \$	90.00
05/03/22	Daniel D. Nugent	Email from and reply to Mr. Koo re competing bids for sale of SL #1	0.20 \$	108.00
05/05/22	Daniel D. Nugent	Email from and reply to Mr. Koo re pending application for Court approval/ prepare for Notice of Application to approve sale of SL #1/ attend at Application to approve sale/ email to and telephone call from Mr. Mainella re same/ email to and reply from Mr. Koo re Court approval of sale, closing followed by application to approve distribution of sale proceeds, discharge of Receiver / email from and reply to Mr. Koo re same, landscape deposit held by District of West Van	2.40 \$	1,296.00
05/05/22	Ryan Klassen	Email correspondence with Dan Nugent and Kevin Koo re: closing of sale/consider same	0.10 \$	38.00
05/06/22	Daniel D. Nugent	Email to Receiver re entered copy of Court Order approving sale of SL #1, instructions to paralegal re Certified Copy for closing of sale	0.20 \$	108.00
05/10/22	Daniel D. Nugent	Email from Mr. Koo re pending AGM for Strata, assigning right to vote to Court approved purchaser of SL#1/ consider and reply to same	0.50 \$	270.00

GST/HST #R119428274. DISBURSEMENTS AND CHARGES MAY NOT HAVE BEEN POSTED AS OF THE DATE OF THIS ACCOUNT. PLEASE QUOTE OUR FILE NUMBER AND/OR INVOICE NUMBER WHEN MAKING PAYMENT. ACCOUNTS ARE DUE WHEN RENDERED. INTEREST AT THE RATE OF 12% PER ANNUM WILL BE CHARGED FOR AMOUNTS UNPAID 30 DAYS OR MORE.

♻️ In an effort to reduce our firm's environmental impact, we have adopted the policy to print our invoices double-sided.



**RICHARDS
BUELL
SUTTON**
LAWYERS

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Date	Timekeeper	Description	Hours	Amount
05/10/22	Ryan Klassen	Email correspondence with Dan Nugent and associated research regarding the assigning of the right to vote at a strata AGM to a buyer prior to closing.	0.30 \$	114.00
05/11/22	Daniel D. Nugent	Email from and reply to Mr. Koo re accelerated closing date on sale of SL #1	0.20 \$	108.00
05/11/22	Ryan Klassen	Email correspondence on moving up the closing date.	0.10 \$	38.00
05/13/22	Daniel D. Nugent	Email from and reply to Mr. Koo re completion of deficiency work on SL #1 prior to sale closing	0.20 \$	108.00
05/13/22	Ryan Klassen	Correspondence in respect of moving up the completion date.	0.10 \$	38.00
05/26/22	Thomas Doolan	Receive entered order; revise requisition to have the approval of sale orders certified; instruct registry agent to file the requisition;	0.10 \$	18.00
05/27/22	Daniel D. Nugent	Email to Mr. Koo re closing of sale SL #1, contact for purchasers' solicitor, timing re same	0.20 \$	108.00
05/27/22	Ryan Klassen	Email correspondence with Dan Nugent and Kevin Koo.	0.10 \$	38.00
Fee Amount			\$	2,750.00

DISBURSEMENTS

Non-Taxable Disbursements

Agent's Disbursements (Exempt) 1.36

Non-Taxable Disbursement Amount

\$ 1.36

Taxable Disbursements (*subject to PST)

Agents Fees * 10.00
 Printing/Copying/Scanning 227.85
 Courier(s) 44.80
 B.C. Online Company Search(es) 8.50
 Postage 0.92
 West Coast Title Search 50.61

Taxable Disbursement Amount

\$ 342.68

TOTAL FEES AND DISBURSEMENTS

Fees	\$	2,750.00
Disbursements	\$	344.04
GST	\$	154.63
PST	\$	193.20



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TOTAL AMOUNT DUE

\$ 3,441.87

This is our account herein.

Richards Buell Sutton LLP

Per: _____

Daniel D. Nugent

E&OE



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Attention: Mario Mainella / Kevin Koo

For Professional Services Rendered Through May 30, 2022.

Total Professional Fees	\$	2,750.00
Total Disbursements	\$	344.04
Total GST	\$	154.63
Total PST	\$	193.20
Total Amount Due	\$	<u>3,441.87</u>

REMITTANCE

THIS INVOICE IS PAYABLE UPON RECEIPT.

PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE.

Payment Options

- 1. Mail:** Please mail this page with either your cheque payable to Richards Buell Sutton LLP or the completed credit card information below
- 2. Fax:** Please fax this page with the completed credit card information below.
- 3. Online Banking:** Make payment through your banking institution with the first 5-digits of your File No. from the top right corner of this invoice.
- 4. Online:** Online Payments at <https://www.rbs.ca/pay-online/>
- 5. Phone:** Call 604.661.9285 with your credit card information and file number.

All information is confidential.

Cardholder's Name: _____ • Visa • Mastercard (Please check one)

Credit Card Number: _____ Expiry Date _____ CVV _____

Total Amount: \$ _____ Signature: _____

Please Return to: Accounting
Richards Buell Sutton LLP
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Vancouver, BC V6B 5A1

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