

*This is the 6th affidavit made in this case by
Mario Mainella, sworn July 12, 2022*

Court File No. H-200605
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., ARMAN TEHRANI, 1224979 B.C. LTD.,
ASCENT DRYWALL AND COATINGS LTD. ILIR VUKAJ,
PF MECHANICAL LTD., and TORR ELECTRIC LTD.

RESPONDENTS

AFFIDAVIT

I, MARIO MAINELLA, Chartered Professional Accountant, of 430 – 505 Burrard Street Vancouver, B.C, in the City of Vancouver, in the Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am a Licensed Insolvency Trustee and the President of The Bowra Group Inc., the Receiver and Manager (the "**Receiver**") of the assets, undertakings and properties of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and 1104194 B.C. Ltd. pursuant to the Order of Master Muir pronounced on February 25, 2021 (the "**Receivership Order**"), and as such I have personal knowledge of the facts and matters hereinafter deposed to, except where stated to be on information and belief and where so stated I verily believe it to be true.

2. This affidavit is intended to be read in conjunction with the Receiver's First Report to Court dated July 12, 2022 (the "**First Report**"), filed with this Affidavit, and is intended to specifically address the Receiver's accounts in respect of this matter.
3. In particular, by virtue of paragraph 21 of the Receivership Order, the Receiver and its legal counsel shall pass their accounts and, for this purpose, the accounts of the Receiver and its legal counsel are referred to a judge of the Supreme Court of British Columbia, which passing may be heard on a summary basis.
4. The purpose of this Affidavit, when read in conjunction with the First Report, is to advise the Court of the Receiver's Activities and to identify factors commonly considered by the Court for the purpose of considering the accounts and passing them summarily in that respect.
5. The First Report further describes the funds in has on hand from the sale of assets through the Receivership and the directions it seeks to distribute funds to the Petitioner herein, Canadian Western Bank.

The Receiver's Accounts:

6. Based upon my review of the time recordings, I confirm that the work as described therein was undertaken and was, in my opinion, necessary in order for the Receiver to fulfill its duties and obligations under the Receivership Order.
7. The work undertaken by the Receiver's personnel was done under my direct supervision and where appropriate, the work was delegated. Further, each of the disbursements paid by the Receiver was necessarily incurred in order for the Receiver to fulfill its obligations and incurred in accordance with my instructions.
8. For the period February 25, 2021 to May 31, 2022 the total of these accounts is as follows:

	\$'s
Fees	165,567
Disbursements	8,300
GST	8,693
Total	<u>182,560</u>

9. Attached as **Exhibit "A"** is a summary of the Receiver's invoices and copies of each invoice appended thereto.
10. A summary of the time spent by members of all of the staff within The Bowra Group Inc. for the period February 25, 2021 to May 31, 2022, as represented by the **Exhibit "A"** invoices is as follows:

Name	Title	Hours	Average Hourly Rate (\$)
Mario Mainella	President	47.50	584
Alan Davies	Manager	93.20	350
Kevin Koo	Senior Associate	342.05	284
Andrew Pappel	Senior Associate	0.65	250
Michael Busch	Associate	2.60	225
Sofie Parker	Insolvency Administrator	9.25	185
Office Administration		44.75	125
		540.00	307 *

**Average Hourly Rate*

11. In the Receiver's opinion, the time and disbursements incurred in the course of its duties are:
 - (i) fair and reasonable in a receivership of the nature described herein; and,
 - (ii) comparable to receivership assignments of similar scale and complexity.
12. The hourly rates charged by the Receiver are:
 - (i) consistent with the hourly rates billed by the Receiver on other engagements; and,
 - (ii) consistent with other insolvency firms of comparable size engaged on similar receivership matters to the Receiver's knowledge.
13. The Receiver requests that the Court summarily approve the Receiver's fees incurred to date.

The Receiver's Legal Accounts:

14. The Receiver retained the services of Richards Buell Sutton LLP ("**RBS**") as its legal counsel.

15. The amount billed by the Receiver's counsel as to fees and disbursements will be subject of a separate affidavit to be sworn by RBS.
16. However, I can confirm that the Receiver's counsel regularly invoiced the Receiver for the activities undertaken by them as requested by the Receiver for both their fees and disbursements.
17. In summary, the amounts billed to the Receiver were as follows:

	\$'s
Legal Fees	45,049
Disbursements	4,806
GST	2,424
PST	3,174
Total	<u>55,453</u>

18. I reviewed the invoices when and as they were submitted for payment by the Receiver and can confirm:
- (i) the work as described therein was undertaken at the Receiver's request and in accordance with its instructions;
 - (ii) in my opinion, the accounts as rendered are reasonable and reflect an appropriate amount of time for the activities undertaken, given the issues arising in these proceedings, and appropriate and standard disbursements for the work done; and
 - (iii) the Receiver has approved the fees and disbursements in respect of the legal services provided by the Receiver's counsel.
19. The Receiver requests that the Court summarily approve the legal fees incurred to date.
20. I make this Affidavit in support of the Receiver's passing of its accounts and those of its legal counsel, RBS.

SWORN BEFORE ME at the City
of Vancouver, in the Province of British
Columbia, this day of July, 2022

A Commissioner for taking Affidavits
within British Columbia

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MARIO MAINELLA

SERGIO CUSTODIO
Barrister & Solicitor
BENNETT JONES LLP
2500 PARK PLACE – 666 BURRARD ST
VANCOUVER, B.C. V6C 2X8
TEL: 604.891.5116 FAX: 604.891.5100

**In the Matter of the Receivership of
2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd. and 1104194 BC Ltd.
Summary of Court-Appointed Receiver's Fees
For the Period February 25, 2021 May 31, 2022**

Period	Invoice	Fees	Disbursements	GST	Total
February 25 to March 31, 2021	9166-2	18,951.25	876.00	991.36	20,818.61
April 1 to June 30, 2021	9219	44,167.50	2,302.95	2,323.52	48,793.97
July 1 to July 31, 2021	9261	11,053.75	601.14	582.74	12,237.63
August 1 to August 31, 2021	9265	15,806.25	825.00	831.56	17,462.81
September 1 to September 30, 2021	9281	17,912.00	847.50	937.98	19,697.48
October 1 to October 31, 2021	9299	11,883.50	621.00	625.23	13,129.73
November 1 to December 31, 2021	9341	8,906.00	453.00	467.95	9,826.95
January 1 to February 28, 2022	9395	15,497.75	732.75	811.53	17,042.03
March 1 to May 31, 2022	9452	21,388.50	1,041.00	1,121.48	23,550.98
	Total	165,566.50	8,300.34	8,693.35	182,560.19

This is Exhibit A referred to in the
Affidavit of MARIO MAINELLA
Sworn before me on this 12th
day of JULY 2022


A COMMISSIONER FOR TAKING AFFIDAVITS
FOR BRITISH COLUMBIA

SERGIO CUSTODIO
Barrister & Solicitor
BENNETT JONES LLP
2500 PARK PLACE – 666 BURNARD ST
VANCOUVER, B.C. V6C 2X8
TEL: 604.891.5116 FAX: 604.891.5100

In the Matter of the Receivership of
2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd. and 1104194 BC Ltd.
Summary of Court-Appointed Receiver's Staff Hours and Hourly Rates
For the Period February 25, 2021 May 31, 2022

Name	Title	Hours	Average Hourly Rate (\$)
Mario Mainella	President	47.50	584
Alan Davies	Manager	93.20	350
Kevin Koo	Senior Associate	342.05	284
Andrew Pappel	Senior Associate	0.65	250
Michael Busch	Associate	2.60	225
Sofie Parker	Insolvency Administrator	9.25	185
Office Administration		44.75	125
		540.00	307 *

**Average Hourly Rate*



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

May 19, 2021

Invoice No: 9166-2
GST No: 85167 7146

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

Dear Sir:

**RE: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd. and 1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

PROFESSIONAL SERVICES RENDERED by members of the staff of The Bowra Group Inc. for the period of February 25, 2021 to March 31, 2021 as Receiver and Manager of the Companies including inter alia the following:

DATE	STAFF	RATE	TIME	FEE	DESCRIPTION
2/25/2021	KK	275.00	1.25	343.75	<ul style="list-style-type: none">• Prepare fit and finish contract. Various discussions regarding the same;• Various correspondence regarding realtors;
2/26/2021	KK	275.00	5.00	1,375.00	<ul style="list-style-type: none">• Prepare memo and draw request;• Review quote from MEC Mechanical;• Attend site regarding noise complaint from balcony storage doors;
3/1/2021	KK	275.00	2.50	687.50	<ul style="list-style-type: none">• Prepare memo and draw;• Correspondence with architect regarding status;
3/1/2021	MM	575.00	1.25	718.75	<ul style="list-style-type: none">• Various correspondence and discussions regarding trades, scheduling and outstanding issues to be resolved;

3/1/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> Review of quote received from MEC Mechanical;
3/2/2021	KK	275.00	3.90	1,072.50	<ul style="list-style-type: none"> Prepare memo and draw. Call with Dan Nugent regarding the same;
3/2/2021	MM	575.00	1.45	833.75	<ul style="list-style-type: none"> Call with Dan Nugent and various correspondence regarding the same; Review and edit of memo to CWB;
3/2/2021	AD	350.00	0.40	140.00	<ul style="list-style-type: none"> Correspondence with Dan Nugent;
3/3/2021	KK	275.00	2.75	756.25	<ul style="list-style-type: none"> Various discussions regarding fire monitoring, sprinkler contractor and status of low voltage work; Review status of GST. Call with Michael Ng of Smythe regarding potential refunds; Call with Telus regarding phone and internet line; Call with creditors;
3/4/2021	KK	275.00	1.25	343.75	<ul style="list-style-type: none"> Review status of GST. Call with Michael Ng of Smythe regarding potential refunds. Call with CRA regarding the same; Various discussion regarding verification tests for fire systems; Prepare list of realtors; Correspondence with Derek Grech regarding marketing proposals;
3/4/2021	MB	200.00	0.50	100.00	<ul style="list-style-type: none"> Prepare and file GST returns for 2020; Correspondence with CRA regarding RT0002 account and CRA access codes;
3/4/2021	MM	575.00	1.25	718.75	<ul style="list-style-type: none"> Various correspondence and discussions regarding

					outstanding matters, District of WV and proposed realtors;
3/4/2021	AD	350.00	1.20	420.00	<ul style="list-style-type: none"> Attend site and meet with Glenco Electric; Correspondence regarding requirements from Vancouver Fire;
3/5/2021	KK	275.00	4.75	1,306.25	<ul style="list-style-type: none"> Call with Haneef Virani, realtor; Call with Amir Hamzehali, realtor; Review fire monitoring agreement. Various correspondence with Dan Nugent regarding the same; Call alternative fire monitoring companies; Call with Vancouver Fire regarding fire monitoring agreement; Attend site and meet with Michael Sikich and Darryl Price; Correspondence regarding marketing proposals; Edit deficiency services agreement and forward the same to Dan Nugent for comments;
3/5/2021	MM	575.00	0.75	431.25	<ul style="list-style-type: none"> Review of draft fit and finish contract; Various correspondence regarding the trades;
3/8/2021	KK	275.00	4.00	1,100.00	<ul style="list-style-type: none"> Attend site; Various and discussions correspondence with realtors; Call and correspondence with Arpel security and Vancouver Fire;
3/9/2021	SP	185.00	0.25	46.25	<ul style="list-style-type: none"> Estate administration related to banking matters;

3/9/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> Review marketing proposal from Amir Hamzehali;
3/9/2021	AD	350.00	0.40	140.00	<ul style="list-style-type: none"> Correspondence with Glenco Electric; Various correspondence with MEC Mechanical;
3/10/2021	KK	275.00	0.75	206.25	<ul style="list-style-type: none"> Review marketing proposal from Derek Grech; Correspondence with Rod Randall; Various calls with Telus;
3/10/2021	MM	575.00	0.65	373.75	<ul style="list-style-type: none"> Review of marketing proposals received;
3/11/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> Various correspondence with Bob Anderson of Arpel Security and schedule for a site visit;
3/12/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> Review marketing proposals from Michael Sikich. Various correspondence regarding the same; Call with Amin Eskooch regarding status of development; Correspondence with Haneef Virani regarding status of proposal;
3/15/2021	KK	275.00	2.00	550.00	<ul style="list-style-type: none"> Various calls with Arpel Security and Telus; Update deficiency list; Follow up on status of receivership order; Review Haneef Virani's marketing proposal; Review agreement from Arpel Security; Correspondence with CWB regarding status of realtor proposals;

					<ul style="list-style-type: none"> • Correspondence with District of West Vancouver regarding receivership; • Prepare website update;
3/15/2021	RH	150.00	0.50	75.00	<ul style="list-style-type: none"> • Coordinate website update;
3/15/2021	AD	350.00	2.10	735.00	<ul style="list-style-type: none"> • Attend site and meet with Arpel Fire Monitoring;
3/16/2021	KK	275.00	1.75	481.25	<ul style="list-style-type: none"> • Various correspondence with realtors; • Review and summarize marketing proposals; • Various calls with Telus regarding connection from manhole; • Various correspondence regarding Land Titles Office; • Prepare letter to the District of West Vancouver regarding replacing mechanical contractor; • Correspondence with Dan Nugent regarding appraisal values;
3/16/2021	MM	575.00	1.15	661.25	<ul style="list-style-type: none"> • Review of additional marketing materials received from potential realtors; • Correspondence regarding trade issues;
3/16/2021	AD	350.00	0.80	280.00	<ul style="list-style-type: none"> • Correspondence with Land Title Office; • Various correspondence regarding rejection of application for subdivision; • Various correspondence with MEC Mechanical regarding status of work;
3/17/2021	KK	275.00	1.50	412.50	<ul style="list-style-type: none"> • Various calls with Telus regarding installation; • Various correspondence with creditors;

					<ul style="list-style-type: none"> Follow up on the status of the draw request; Call with Dan Nugent regarding defect in Strata Plan and go forward plan;
3/17/2021	MM	575.00	0.40	230.00	<ul style="list-style-type: none"> Call with Dan Nugent regarding Strata Plan;
3/17/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> Correspondence with Mierau regarding deficiencies;
3/17/2021	KK	275.00	1.00	275.00	<ul style="list-style-type: none"> Various correspondence and discussions regarding fire monitoring; Various correspondence and discussions with RBS regarding Strata Plan; Various correspondence and discussions with Bijan Law regarding strata plan;
3/18/2021	MM	575.00	0.75	431.25	<ul style="list-style-type: none"> Various correspondence regarding Strata Plan and LTO; Various correspondence regarding fire and safety monitoring;
3/18/2021	AD	350.00	1.20	420.00	<ul style="list-style-type: none"> Various correspondence with Dan Nugent regarding application with Land Title Office; Attend site and review work carried out by Telus;
3/19/2021	SP	185.00	0.25	46.25	<ul style="list-style-type: none"> Estate administration related to banking matters;
3/22/2021	KK	275.00	1.25	343.75	<ul style="list-style-type: none"> Make copies of keys for contractor; Review and sign monitoring agreement; Various discussions and correspondence regarding fire monitoring, fit and finish and deficiency work;

3/23/2021	LOM	125.00	1.50	187.50	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
3/23/2021	KK	275.00	0.10	27.50	<ul style="list-style-type: none"> • Correspondence regarding website update;
3/23/2021	RH	150.00	0.25	37.50	<ul style="list-style-type: none"> • Coordinate website update;
3/23/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Correspondence with MEC Mechanical; • Correspondence with Glenco Electric;
3/24/2021	MM	575.00	0.75	431.25	<ul style="list-style-type: none"> • Finalize and send marketing summary and recommendations to CWB;
3/25/2021	KK	275.00	0.75	206.25	<ul style="list-style-type: none"> • Various calls with Telus technician on-site regarding model installation and power supply;
3/29/2021	MM	575.00	0.65	373.75	<ul style="list-style-type: none"> • Various correspondence regarding trades; • Call with Dean Chan of CWB;
3/30/2021	KK	275.00	1.00	275.00	<ul style="list-style-type: none"> • Various calls and correspondence with realtors regarding proposal; • Correspondence with District of West Vancouver;
3/30/2021	AD	350.00	1.20	420.00	<ul style="list-style-type: none"> • Attend site and walk through premises;
3/31/2021	KK	275.00	1.10	302.50	<ul style="list-style-type: none"> • Various calls and correspondence with District of West Vancouver regarding status of permits and security deposit; • Review of fee slip from District of West Vancouver;
3/31/2021	SP	185.00	0.25	46.25	<ul style="list-style-type: none"> • Estate administration related to banking matters.
Totals:			58.40	18,951.25	

PROFESSIONAL FEES		\$18,951.25
DISBURSEMENTS		
Office Costs	<u>876.00</u>	876.00
GST on Professional Fees	947.56	
GST on Taxable Disbursements	<u>43.80</u>	991.36
TOTAL THIS INVOICE		<u><u>\$20,818.61</u></u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period February 25, 2021 to March 31, 2021 was as follows:

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	9.05	575.00	5,203.75
Alan Davies	Manager	8.00	350.00	2,800.00
Kevin Koo	Senior Associate	37.85	275.00	10,408.75
Michael Busch	Associate	0.50	200.00	100.00
Sofie Parker	Estate Administrator	0.75	185.00	138.75
Administration	Administrative	2.25	133.33	300.00
Time Billed		58.40	324.51 *	18,951.25

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

July 16, 2021

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

Dear Sir:

**RE: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd. and 1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

Please find enclosed our Invoice No. 9219 for professional services rendered for the period April 1, 2021 to June 30, 2021 which we trust you will find in order.

If you have any questions or concerns, please do not hesitate to contact us.

Yours truly,

The Bowra Group Inc.
Receiver of 2173 Argyle LP, Argyle GP Ltd.
and 1104194 B.C. Ltd.

Per:

Mario Mainella
Encl.



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

July 16, 2021

Invoice No: 9219
GST No: 85167 7146

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

Dear Sir:

**RE: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd. and 1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

PROFESSIONAL SERVICES RENDERED by members of the staff of The Bowra Group Inc. for the period of April 1, 2021 to June 30, 2021 as Receiver and Manager of the Companies including inter alia the following:

DATE	STAFF	RATE	TIME	FEE	DESCRIPTION
4/6/2021	KK	275.00	0.80	220.00	<ul style="list-style-type: none">• Correspondence with Limitless Snow regarding cancellation of services;• Call with realtors regarding potential purchaser;• Various discussions regarding landscaping and in-suite deficiency work;
4/6/2021	AD	350.00	1.30	455.00	<ul style="list-style-type: none">• Attend site and meet with Mierau Contractors Ltd. ("Mierau");• Conduct walkthrough of site;
4/7/2021	KK	275.00	3.75	1,031.25	<ul style="list-style-type: none">• Prepare draw request;• Call with realtors regarding potential purchaser;• Call with CRA regarding GST audit for pre-receivership period;• Prepare response to GST audit;

4/7/2021	MB	200.00	0.50	100.00	<ul style="list-style-type: none"> • Prepare and file multiple GST returns;
4/7/2021	SP	185.00	0.25	46.25	<ul style="list-style-type: none"> • Estate administration related to journal entries and various banking matters;
4/7/2021	MM	575.00	1.80	1,035.00	<ul style="list-style-type: none"> • Correspondence and discussions regarding updates of work on site and outstanding trades including delays from District of West Vancouver (“DWV”); • Review of progress draw request;
4/8/2021	LOM	125.00	0.25	31.25	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
4/8/2021	KK	275.00	2.80	770.00	<ul style="list-style-type: none"> • Correspondence with Amin Eskooch and Navid Morawej regarding GST audit; • Correspondence with CWB regarding status of realtors. Call with Dan Nugent regarding the same; • Prepare draft response to CRA for GST audit of pre-receivership period;
4/8/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Various correspondence with Mierau;
4/9/2021	KK	275.00	2.25	618.75	<ul style="list-style-type: none"> • Various calls regarding Canada Post, fire monitoring, in-suite deficiency and realtors; • Call with Haneef Virani regarding status update; • Call with realtors regarding potential purchaser; • Prepare draft response to CRA for GST audit of pre-receivership period;

					<ul style="list-style-type: none"> Correspondence with Amin Eskooch and Navid Morawej regarding status of development;
4/9/2021	MM	575.00	0.75	431.25	<ul style="list-style-type: none"> Various correspondence regarding GST audit of Argyle;
4/9/2021	AD	350.00	1.70	595.00	<ul style="list-style-type: none"> Attend site and meet with realtor; Conduct walkthrough of property; Correspondence with Mierau;
4/12/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> Finalize audit letter; Follow up with DWV regarding building permit and Receivership Order;
4/13/2021	KK	275.00	0.80	220.00	<ul style="list-style-type: none"> Various discussions regarding status of development; Call with DWV regarding delinquent property taxes and tax sale;
4/13/2021	AD	350.00	0.40	140.00	<ul style="list-style-type: none"> Correspondence with MEC Mechanical regarding obtaining approvals from the DWV and information they require;
4/14/2021	KK	275.00	2.00	550.00	<ul style="list-style-type: none"> Various discussions and correspondence regarding mailbox and woodpecker pest control; Various calls with pest control to deter woodpecker;
4/14/2021	SP	185.00	0.25	46.25	<ul style="list-style-type: none"> Estate administration related to banking matters;
4/14/2021	MM	575.00	0.75	431.25	<ul style="list-style-type: none"> Various correspondence and discussions regarding construction and woodpecker issues;
4/15/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> Various correspondence with Westside Pest Control;
4/16/2021	KK	275.00	2.25	618.75	<ul style="list-style-type: none"> Various correspondence with Westside Pest Control;

					<ul style="list-style-type: none"> • Various calls with Jason Soprovich; • Call with Haneef Virani regarding offer; • Various discussions and correspondence regarding fire monitoring, landscaping, in-suite deficiencies and pest issues; • Various correspondence with Hana Holbrook of CWB regarding status of strata; • Correspondence with Dan Nugent of CWB regarding W.S. Fire Protection lien;
4/16/2021	MM	575.00	1.40	805.00	<ul style="list-style-type: none"> • Correspondence and discussions with legal counsel; • Review of correspondence from prospective purchaser; • Correspondence and discussions regarding strata plan;
4/16/2021	AD	350.00	1.90	665.00	<ul style="list-style-type: none"> • Attend site to review progress on fixing existing deficiencies; • Correspondence regarding progress on registering strata plan;
4/19/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Call with CRA regarding status of GST audit; • Various correspondence with Hana Holbrook regarding strata plan; • Call with CRA regarding authorization; • Various discussions regarding W.S. Fire Protection and lien;
4/19/2021	MM	575.00	0.40	230.00	<ul style="list-style-type: none"> • Various correspondence and discussions regarding Strata Plan;

4/19/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> • Correspondence with MEC Mechanical; • Correspondence with sprinkler contractor;
4/20/2021	LOM	125.00	0.25	31.25	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
4/20/2021	MM	575.00	1.00	575.00	<ul style="list-style-type: none"> • Attend RBS offices to sign finalized Strata Plan Documents;
4/20/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> • Correspondence with Arpel Fire Alarm Monitoring regarding fire system verification;
4/22/2021	LOM	125.00	1.25	156.25	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
4/22/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Review audit response from CRA;
4/23/2021	KK	275.00	3.00	825.00	<ul style="list-style-type: none"> • Attend site and meet with Westside Pest Control; • Various discussions regarding woodpecker; • Provide various forms for strata plan; • Correspondence with W.S. Fire Protection;
4/23/2021	SP	185.00	0.25	46.25	<ul style="list-style-type: none"> • Estate administration related to journal entries and various banking matters;
4/26/2021	KK	275.00	0.10	27.50	<ul style="list-style-type: none"> • Review quote from Westside pest control;
4/26/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> • Correspondence with Mierau regarding stone mason;
4/27/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Correspondence regarding status of development;
4/28/2021	KK	275.00	2.20	605.00	<ul style="list-style-type: none"> • Various calls and discussions with DWV and Paul Lidder of MEC Mechanical regarding

					<p>permits and request for information from the DWV;</p> <ul style="list-style-type: none"> • Various correspondence with Dan Nugent regarding possibility of redemption. Prepare schedule regarding the same; • Review various information regarding strata;
4/28/2021	MM	575.00	0.50	287.50	<ul style="list-style-type: none"> • Various correspondence with legal counsel;
4/29/2021	KK	275.00	2.75	756.25	<ul style="list-style-type: none"> • Review invoice from electrical contractor. Correspondence regarding the same; • Correspondence with University Sprinkler regarding spring start up; • Prepare various information for strata budget. Review of various invoices to prepare strata budget;
4/29/2021	LOM	125.00	0.25	31.25	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
4/30/2021	KK	275.00	1.75	481.25	<ul style="list-style-type: none"> • Prepare schedule to calculate amount required to redeem mortgage; • Various correspondence with DWV regarding permits; • Review correspondence from Arpel Security regarding fire monitoring; • Various correspondence with Amin Eskooch regarding status of development and amount required to redeem mortgage;
4/30/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> • Various correspondence with contractors;
5/3/2021	KK	275.00	1.10	302.50	<ul style="list-style-type: none"> • Various discussion regarding mechanical work, landscaping, and requirement for strata;

					<ul style="list-style-type: none"> • Various correspondence with strata management companies; • Call with Haneef Virani regarding update;
5/3/2021	AD	350.00	0.90	315.00	<ul style="list-style-type: none"> • Attend property and meet with MEC Mechanical and conduct walkthrough;
5/4/2021	KK	275.00	1.00	275.00	<ul style="list-style-type: none"> • Various correspondence with Jeff Chambers of C&C Property Management regarding strata management services; • Various correspondence with Cory of Stratawest Property Management regarding strata management services;
5/4/2021	MM	575.00	0.65	373.75	<ul style="list-style-type: none"> • Various correspondence with Dan Nugent. Discussions with Amin Eskooch;
5/5/2021	RH	150.00	0.50	75.00	<ul style="list-style-type: none"> • Draft miscellaneous correspondence;
5/5/2021	KK	275.00	0.30	82.50	<ul style="list-style-type: none"> • Prepare summary of strata management companies; • Contact Dorset regarding strata management services;
5/5/2021	MM	575.00	0.80	460.00	<ul style="list-style-type: none"> • Call with realtors; • Correspondence and discussions with Dan Nugent regarding W.S. Fire and related lien;
5/5/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> • Various correspondence regarding the Woodpecker issue;
5/6/2021	KK	275.00	0.60	165.00	<ul style="list-style-type: none"> • Various correspondence to fire monitoring station to notify them of fire system testing; • Various correspondence regarding access to the fire sprinkler and electrical room; • Correspondence with Haneef Virani regarding time required to furnish units;

5/6/2021	AD	350.00	3.20	1,120.00	<ul style="list-style-type: none"> Attend site and meet with pest control; Meet with various contractors;
5/7/2021	KK	275.00	2.00	550.00	<ul style="list-style-type: none"> Prepare memo to CWB regarding sales and marketing and update on status of completion; Call with locksmith regarding rekeying electrical and fire monitoring room;
5/7/2021	AD	350.00	0.60	210.00	<ul style="list-style-type: none"> Correspondence with sprinkler contractor regarding final inspection; Review draft of status report; Correspondence with Mierau regarding remaining deficiencies;
5/10/2021	KK	275.00	1.00	275.00	<ul style="list-style-type: none"> Review various DWV's inspection reports and certifications; Arrange locksmith to change locks for sprinkler and electrical room;
5/10/2021	AD	350.00	4.00	1,400.00	<ul style="list-style-type: none"> Attend property and meet with electrical inspector and locksmith; Review of field inspection received; Correspondence with MEC Mechanical;
5/11/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> Various correspondence with Paul Lidder of MEC Mechanical regarding various reports;
5/12/2021	KK	275.00	2.00	550.00	<ul style="list-style-type: none"> Call with Amin Eskooch regarding status of development; Various correspondence and call with creditors; Finalize memo regarding status of the development;

					<ul style="list-style-type: none"> • Various correspondence regarding status of mechanical work;
5/13/2021	KK	275.00	0.80	220.00	<ul style="list-style-type: none"> • Call with Haneef Virani regarding staging; • Correspondence with University Sprinklers regarding access to site; • Correspondence with strata management company regarding proposals;
5/13/2021	MM	575.00	0.50	287.50	<ul style="list-style-type: none"> • Various correspondence with CWB; • Correspondence and discussions with realtors regarding staging;
5/13/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> • Correspondence with MEC Mechanical regarding plumbing inspector;
5/14/2021	KK	275.00	1.25	343.75	<ul style="list-style-type: none"> • Various correspondence with legal counsel regarding status of PID numbers; • Prepare draft listing agreement; • Correspondence with strata management company regarding proposal; • Various correspondence regarding plumbing inspection; • Correspondence with Protection Engineering regarding various documents;
5/14/2021	SP	185.00	0.50	92.50	<ul style="list-style-type: none"> • Estate administration related to banking matters;
5/14/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> • Correspondence with Architect;
5/17/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> • Correspondence with Paul Lidder of MEC Mechanical regarding plumbing inspection;
5/17/2021	RH	150.00	0.50	75.00	<ul style="list-style-type: none"> • Edit and finalize miscellaneous correspondence;

5/18/2021	KK	275.00	1.10	302.50	<ul style="list-style-type: none"> • Various correspondence and calls with Paul Lidder of MEC Mechanical regarding inspection; • Call with Haneef Virani regarding stager; • Various correspondence with sprinkler contractor and engineer regarding schedules; • Correspondence with strata management companies;
5/18/2021	AD	350.00	0.90	315.00	<ul style="list-style-type: none"> • Attend site and meet with MEC Mechanical and the Plumbing inspector;
5/19/2021	KK	275.00	1.75	481.25	<ul style="list-style-type: none"> • Attend site and meet with Haneef Virani and stager; • Various correspondence with sprinkler consultant and protection engineering regarding Schedule C-B;
5/20/2021	SC	125.00	1.25	156.25	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
5/20/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> • Correspondence with CWB regarding staging;
5/20/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> • Correspondence with MEC Mechanical regarding plumbing inspector;
5/21/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Review and sign heating certification prepared by MEC; • Review quote from stager. Correspondence with Haneef Virani regarding the same;
5/24/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Call with Haneef Virani regarding staging;
5/25/2021	SC	125.00	0.25	31.25	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
5/25/2021	KK	275.00	0.75	206.25	<ul style="list-style-type: none"> • Review correspondence with Haneef Virani regarding staging.

					Draft correspondence to CWB regarding the same;
5/26/2021	KK	275.00	1.25	343.75	<ul style="list-style-type: none"> • Correspondence with Bill May regarding sign-offs from Protection Engineering; • Correspondence with Dan Nugent regarding listing agreement; • Correspondence with CWB regarding staging costs; • Correspondence with Kamelia Rahmatzadeh regarding staging; • Review various correspondence from District of West Vancouver;
5/26/2021	MM	575.00	0.60	345.00	<ul style="list-style-type: none"> • Various correspondence with realtors. Review of staging quote; • Correspondence with CWB regarding the same;
5/26/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Correspondence with Terry Yee, building inspector, regarding permits;
5/27/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Call with Haneef Virani regarding staging costs; • Various correspondence regarding timing of staging;
5/27/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Correspondence with Mierau regarding completing deficiencies;
5/28/2021	KK	275.00	2.75	756.25	<ul style="list-style-type: none"> • Attend site and meet with Protection Engineering; • Meeting with Architect regarding status; • Various correspondence regarding deficiency work; • Call with CRA regarding GST claim;

					<ul style="list-style-type: none"> • Call with Paul Lidder of MEC Mechanical regarding fire stopping report;
5/28/2021	SP	185.00	0.25	46.25	<ul style="list-style-type: none"> • Estate administration related to journal entries and various banking matters;
5/28/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> • Correspondence with sprinkler contractor;
5/31/2021	KK	275.00	1.10	302.50	<ul style="list-style-type: none"> • Review quote from Mierau regarding broken steps; • Call with Haneef Virani regarding staging costs; • Correspondence to CWB regarding staging costs; • Various correspondence regarding drainage permit inspection and sprinkler inspection; • Various correspondence with locksmith regarding invoice;
5/31/2021	AD	350.00	1.10	385.00	<ul style="list-style-type: none"> • Attend site and meet with sprinkler contractor and plumbing inspector;
6/1/2021	KK	275.00	2.75	756.25	<ul style="list-style-type: none"> • Attend site and meet with David Leung of BFA Architects and MEC Mechanical and walkthrough property; • Correspondence with stager; • Various correspondence regarding comments from architect and deficiencies; • Correspondence with strata management companies;
6/1/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> • Correspondence with sprinkler contractor; • Correspondence with Nemetz Electrical Engineering;
6/2/2021	KK	275.00	0.90	247.50	<ul style="list-style-type: none"> • Call with Haneef Virani regarding listing agreement;

					<ul style="list-style-type: none"> • Correspondence with Arpel regarding point of contact for fire monitoring; • Follow up with Paul Lidder of MEC Mechanical regarding update and boiler issue. Review correspondence from MEC Mechanical regarding the same;
6/2/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> • Various correspondence with contractor;
6/3/2021	SC	125.00	0.25	31.25	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
6/3/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> • Various correspondence with consultants regarding sprinkler and fire protection;
6/3/2021	AD	350.00	0.40	140.00	<ul style="list-style-type: none"> • Various correspondence with contractors;
6/4/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Prepare memo regarding reasons for delays in obtaining occupancy;
6/4/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Various correspondence with code consultant and sprinkler contractor;
6/7/2021	KK	275.00	3.20	880.00	<ul style="list-style-type: none"> • Call with Bill Liddle of Strataco. Various correspondence regarding the same; • Various calls regarding site visit and various issues; • Various correspondence with Paul Lidder of MEC Mechanical; • Various correspondence with Designs for Life; • Various correspondence with David Leung of BFA Architect regarding field report; • Prepare keys for realtor; • Various correspondence with Amin Eskooch, Jeff and Simon Iron Works and architect

					regarding shop drawings for interior handrails;
6/7/2021	MM	575.00	0.50	287.50	<ul style="list-style-type: none"> Review of status of trades and outstanding work to be performed including estimated timeline;
6/7/2021	AD	350.00	2.30	805.00	<ul style="list-style-type: none"> Various correspondence with contractor regarding curtain sprinklers; Attend property and walkthrough with Mierau; Various correspondence with Architect;
6/8/2021	KK	275.00	3.00	825.00	<ul style="list-style-type: none"> Various correspondence with Paul Lidder of MEC Mechanical; Call and correspondence with Amin Eskooch regarding status of development; Various correspondence with District regarding property tax notice. Correspondence with BC Assessments regarding the same; Correspondence with Haneef Virani regarding strata; Various correspondence with architect regarding staging before occupancy; Correspondence with Dean Chan and Rod Randall of CWB regarding 2021 property taxes and arrears;
6/8/2021	AD	350.00	4.10	1,435.00	<ul style="list-style-type: none"> Attend property and walkthrough with Mierau; Various correspondence with Thinkgreen Landscaping; Various correspondence with Mierau;
6/9/2021	KK	275.00	2.25	618.75	<ul style="list-style-type: none"> Prepare draw request for property taxes;

					<ul style="list-style-type: none"> • Various correspondence regarding construction value and square footage; • Draft memo regarding status of development;
6/9/2021	AD	350.00	0.40	140.00	<ul style="list-style-type: none"> • Various correspondence with Mierau; • Correspondence with building inspector regarding permits;
6/10/2021	SC	125.00	0.25	31.25	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
6/10/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Review quote from landscapers. Various discussions regarding the same; • Various correspondence with Amanda Katz of Designs for Life;
6/10/2021	AD	350.00	0.70	245.00	<ul style="list-style-type: none"> • Various correspondence with DWV's building inspector; • Various correspondence with Nemetz, electrical engineer; • Various correspondecne with SEL, building envelope engineer; • Various correspondence with Mierau regarding landscaping;
6/11/2021	KK	275.00	0.75	206.25	<ul style="list-style-type: none"> • Draft memo regarding status of development. Various correspondence regarding the same;
6/11/2021	AD	350.00	0.80	280.00	<ul style="list-style-type: none"> • Conduct walkthrough of site; • Correspondence with structural engineer;
6/14/2021	KK	275.00	0.30	82.50	<ul style="list-style-type: none"> • Various discussions regarding building envelope work and landscaping;
6/14/2021	MM	575.00	0.40	230.00	<ul style="list-style-type: none"> • Correspondence with legal counsel and discussions regarding the same;

6/14/2021	AD	350.00	2.00	700.00	<ul style="list-style-type: none"> Attend site and meet with Thinkgreen Landscaping; Meet and correspondence with Mierau;
6/15/2021	SC	125.00	0.25	31.25	<ul style="list-style-type: none"> Prepare cheques and disbursement voucher; Arrange courier/mail;
6/15/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> Various discussions with Paul Lidder of MEC Mechanical regarding plumbing work; Various calls with Telus regarding internet and phone line accounts;
6/15/2021	AD	350.00	1.40	490.00	<ul style="list-style-type: none"> Various correspondence with contractors; Attend site and meet with structural engineer; Correspondence with Mierau;
6/16/2021	KK	275.00	3.10	852.50	<ul style="list-style-type: none"> Draft memo to CWB regarding status of development; Various correspondence with stager and Haneef Virani regarding staging and access to units; Correspondence with Westside Pest Control regarding woodpeckers;
6/16/2021	RH	150.00	0.50	75.00	<ul style="list-style-type: none"> Coordinate website update;
6/17/2021	KK	275.00	1.50	412.50	<ul style="list-style-type: none"> Draft memo to CWB regarding status of development; Various correspondence with Christian of MEC Mechanical regarding additional work; Various correspondence with stager and Haneef regarding staging and access to units;
6/17/2021	MM	575.00	0.40	230.00	<ul style="list-style-type: none"> Various correspondence regarding updates from trades

					and status of approvals from DWV;
6/18/2021	KK	275.00	4.25	1,168.75	<ul style="list-style-type: none"> Attend site in the morning and evening for access to units for cleaning; Draft memo to CWB regarding status of development and send to Dan Nugent for review; Correspondence with Paul Lidder of MEC Mechanical regarding seismic schedule; Various correspondence with Haneef Virani and Amanda Katz for Designs for Life regarding access to units for staging and cleaning;
6/18/2021	MM	575.00	0.75	431.25	<ul style="list-style-type: none"> Edit memo to CWB;
6/18/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> Correspondence with structural engineer and Mierau;
6/21/2021	KK	275.00	0.60	165.00	<ul style="list-style-type: none"> Various correspondence regarding elevator certification, landscape work and deficiency work; Review field report from building envelope; Various correspondence with Haneef Virani regarding photos and listing;
6/21/2021	MM	575.00	1.10	632.50	<ul style="list-style-type: none"> Edit memo to CWB; Discussions with legal counsel regarding the same;
6/21/2021	AD	350.00	1.10	385.00	<ul style="list-style-type: none"> Review report of building inspection; Attend site and meet with Mierau;
6/22/2021	SC	125.00	0.50	62.50	<ul style="list-style-type: none"> Prepare cheques and disbursement voucher; Arrange courier/mail;
6/22/2021	KK	275.00	4.50	1,237.50	<ul style="list-style-type: none"> Finalize memo;

					<ul style="list-style-type: none"> • Call with Haneef Virani regarding listing; • Various calls regarding deficiency and landscape work quotes; • Correspondence from Rod Randall regarding status update; • Various correspondence with Amin Eskooch regarding staging and listing;
6/22/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Correspondence with Mierau; • Correspondence with Thinkgreen Landscaping; • Various correspondence regarding curtain sprinklers;
6/23/2021	SC	125.00	0.25	31.25	<ul style="list-style-type: none"> • Bank reconciliation;
6/23/2021	KK	275.00	1.25	343.75	<ul style="list-style-type: none"> • Call with DWV to confirm receipt of property tax payment; • Call with Haneef Virani regarding listing agreement; • Review of listing agreements;
6/24/2021	KK	275.00	3.10	852.50	<ul style="list-style-type: none"> • Execute listing agreements; • Various correspondence with Haneef Virani regarding staging; • Update estimated cost to complete; • Various discussions regarding quotes for landscape work and handrails; • Follow up with architect regarding elevator certification; • Review of shop drawings for external railings;
6/24/2021	AD	350.00	0.90	315.00	<ul style="list-style-type: none"> • Various correspondence with regarding audio alarm; • Various correspondence with Mierau regarding handrail quote;

					<ul style="list-style-type: none"> • Various correspondence with structural engineer regarding the building;
6/25/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> • Various correspondence with architect regarding balcony and interior handrails and guards; • Various correspondence with Haneef Virani regarding listing date;
6/25/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Correspondence with Paul Lidder of MEC Mechanical regarding cost breakdown of hot/cold hose bibs; • Correspondence with structural engineer;
6/28/2021	KK	275.00	0.75	206.25	<ul style="list-style-type: none"> • Various correspondence and discussions with Haneef Virani regarding listing; • Correspondence with Strataco;
6/28/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> • Correspondence with Mierau regarding deficiencies and work scheduled;
6/29/2021	SC	125.00	0.75	93.75	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
6/29/2021	KK	275.00	1.50	412.50	<ul style="list-style-type: none"> • Review various correspondence regarding fabrication of handrails and glass guards; • Various correspondence with Nemetz regarding elevator certification; • Correspondence with Bill May of Protection Engineering regarding the same; • Review of Company records for engineer sign-off of interior guards and handrails; • Correspondence with MEC Mechanical regarding sign-off from mechanical consultant;

6/29/2021	AD	350.00	1.60	560.00	<ul style="list-style-type: none"> Attend site and meet with Mierau and glass supplier for walkthrough;
6/30/2021	KK	275.00	1.50	412.50	<ul style="list-style-type: none"> Various correspondence and discussions with Virani regarding listing and occupancy; Correspondence with Dan Nugent regarding status of occupancy; Call with BC Assessments regarding website; Correspondence with CWB regarding listing; Correspondence with Architect regarding mechanical engineer schedules;
6/30/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> Correspondence with building envelope consultant regarding completed deficiencies and potential walkthrough to confirm.
Totals:			141.90	44,167.50	

PROFESSIONAL FEES \$44,167.50

DISBURSEMENTS

Travel	166.95	
Office Costs	<u>2,136.00</u>	
		2,302.95

GST on Professional Fees	2,208.38	
GST on Taxable Disbursements	<u>115.15</u>	
		2,323.52

TOTAL THIS INVOICE \$48,793.97

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period April 1, 2021 to June 30, 2021 was as follows:

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	12.30	575.00	7,072.50
Alan Davies	Manager	35.70	350.00	12,495.00
Kevin Koo	Senior Associate	84.65	275.00	23,278.75
Michael Busch	Associate	0.50	200.00	100.00
Sofie Parker	Estate Administrator	1.50	185.00	277.50
Administration	Administrative	7.75	121.77	943.75
Time Billed		142.40	310.17 *	44,167.50

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

September 22, 2021

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

Dear Rod:

**RE: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd. and 1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

Please find enclosed our Invoice No. 9261 for professional services rendered for the period July 1, 2021 to July 31, 2021 which we trust you will find in order.

If you have any questions or concerns, please do not hesitate to contact us.

Yours truly,

The Bowra Group Inc.
Receiver of 2173 Argyle LP, Argyle GP Ltd.
and 1104194 B.C. Ltd.

Per:

Mario Mainella
Encl.



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

September 22, 2021

Invoice No: 9261
GST No: 85167 7146

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

Dear Rod:

**RE: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd. and 1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

PROFESSIONAL SERVICES RENDERED by members of the staff of The Bowra Group Inc. for the period of July 1, 2021 to July 31, 2021 as Receiver and Manager of the Companies including inter alia the following:

DATE	STAFF	RATE	TIME	FEE	DESCRIPTION
7/2/2021	KK	275.00	1.25	343.75	<ul style="list-style-type: none">• Call with Haneef Virani regarding showings;• Various correspondence with Amin Eskooch and Navid Morawej regarding redemption value, list price and realtor commission;• Review of estimated redemption value and costs incurred;
7/5/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none">• Call with Haneef Virani regarding status of development;• Correspondence with Strataco regarding proposal;• Correspondence regarding landscape quotes and deficiency estimate;
7/5/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none">• Various correspondence with Mierau Contractors Ltd. ("Mierau") and Glenco Electric;

7/6/2021	MB	200.00	0.30	60.00	<ul style="list-style-type: none"> • Prepare and file GST return;
7/6/2021	KK	275.00	1.10	302.50	<ul style="list-style-type: none"> • Various correspondence regarding building envelope consultant and handrails; • Review proposal from Strataco and request revised proposal; • Follow up with architect regarding letter of assurance for mechanical consultant; • Various correspondence with architect regarding occupancy; • Correspondence with stager;
7/6/2021	AD	350.00	1.10	385.00	<ul style="list-style-type: none"> • Various correspondence with Mierau; • Various correspondence and meeting with building contractor to tour units and note deficiencies;
7/7/2021	KK	275.00	0.20	55.00	<ul style="list-style-type: none"> • Various correspondence with Strataco regarding revised proposal;
7/8/2021	AD	350.00	0.80	280.00	<ul style="list-style-type: none"> • Review BC Building Code and confirm requirements for engineers to sign off on guard rails;
7/8/2021	KK	275.00	0.50	137.50	<ul style="list-style-type: none"> • Various correspondence regarding glass guards and handrails and the building code. Call with architect regarding the same; • Call with Stan Glass regarding glass guards and handrails;
7/9/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Review field report from consultant confirming all items signed off;
7/12/2021	KK	275.00	0.25	68.75	<ul style="list-style-type: none"> • Call with Haneef Virani regarding marketing update; • Various correspondence regarding guardrails, landscape quote and structural engineer;

7/12/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> • Various correspondence with ThinkGreen regarding quotes for their services;
7/13/2021	KK	275.00	0.80	220.00	<ul style="list-style-type: none"> • Various calls with Stan Glassworks regarding shop drawings for guardrails; • Review and approve quotation and drawings for glass for stair to garage and top cap for balcony rails; • Correspondence with Jeff of Jeff and Simon Ironworks regarding structural engineer recommendation; • Correspondence with Kourosh, structural engineer, regarding sign-off for guardrails;
7/13/2021	AD	350.00	0.20	70.00	<ul style="list-style-type: none"> • Various correspondence with Mierau regarding quotes for their services;
7/14/2021	KK	275.00	1.50	412.50	<ul style="list-style-type: none"> • Various correspondence and calls with Stan Glassworks regarding arrears, shop drawings and engineer; • Various correspondence and calls with Kourosh, structural engineer, regarding engineer sign-off; • Prepare Report to Court;
7/14/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> • Review Strata Management proposal;
7/15/2021	KK	275.00	1.75	481.25	<ul style="list-style-type: none"> • Follow up with MEC Mechanical regarding invoices; • Correspondence with architect regarding architectural drawings; • Correspondence regarding electrical work for exterior sprinkler; • Draft update for Gordon Houston at WBI;

					<ul style="list-style-type: none"> Review shop drawings for glass guards; Attend site and meet with structural engineer;
7/15/2021	MM	575.00	0.75	431.25	<ul style="list-style-type: none"> Various correspondence with Gordon Houston of WBI warranty; Correspondence and discussions regarding outstanding issues for occupancy;
7/15/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> Various correspondence with GlenCo Electric and Mierau;
7/16/2021	KK	275.00	0.70	192.50	<ul style="list-style-type: none"> Update draw request; Update estimated cost to complete; Various correspondence with structural engineer regarding sign-off; Correspondence with realtor regarding sales update; Correspondence with Gordon Houston of WBI regarding fit and finish contract;
7/19/2021	KK	275.00	2.75	756.25	<ul style="list-style-type: none"> Attend site and meet with WBI inspector; Various correspondence with realtor and engineer regarding guardrail drawings; Call with land titles office and Province of BC regarding speculation tax account. Correspondence regarding the same; Follow up with Haneef Virani on sales and marketing update;
7/19/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> Various correspondence with GlenCo regarding smoke detectors and alarm systems;

					<ul style="list-style-type: none"> • Correspondence with Mierau regarding updates on delivery and installation of equipment;
7/20/2021	KK	275.00	1.60	440.00	<ul style="list-style-type: none"> • Correspondence with WBI's inspector regarding inspection report; • Draft email regarding comments from WBI's inspector; • Correspondence with Strataco regarding notice required for services, strata insurance and construction value; • Draft email to CWB regarding occupancy and sales and marketing update; • Correspondence with Westside Pest Control; • Correspondence with architect;
7/20/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> • Follow-up correspondence with both GlenCo and Mierau;
7/21/2021	KK	275.00	2.50	687.50	<ul style="list-style-type: none"> • Prepare draw request and revised cost to complete; • Various correspondence with architect. Various discussions regarding the same; • Various correspondence with WBI's inspector; • Various correspondence regarding status of development; • Follow up with MEC regarding status of invoices;
7/22/2021	KK	275.00	2.25	618.75	<ul style="list-style-type: none"> • Prepare revised cost to complete; • Various correspondence with architect regarding outstanding items; • Various discussions regarding building permit, status of guardrails and top caps,

					architect's report and landscaping; <ul style="list-style-type: none"> Review of architectural drawing for sun shading elements;
7/22/2021	AD	350.00	0.10	35.00	<ul style="list-style-type: none"> Various correspondence with Peter Tolentino of Nemetz (S/A) & Associates ("Nemetz");
7/23/2021	KK	275.00	4.00	1,100.00	<ul style="list-style-type: none"> Prepare memo to CWB regarding draw request and revised cost to complete. Update various schedules regarding the same; Review strata contract from Strataco; Correspondence with Jeff Chambers of C&C Insurance;
7/23/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> Research Cedar Brise Soleil, locate suppliers and request quote; Review deficiency report from field inspection;
7/26/2021	KK	275.00	1.50	412.50	<ul style="list-style-type: none"> Follow up with Province regarding vacancy and speculation tax; Review email from Strataco and fill out information for strata insurance. Various correspondence regarding the same; Correspondence with Amin Eskooch regarding status;
7/26/2021	AD	350.00	1.30	455.00	<ul style="list-style-type: none"> Various correspondence with Mierau regarding installation of handrail;
7/27/2021	KK	275.00	0.75	206.25	<ul style="list-style-type: none"> Various discussions regarding installation of handrails, deficiency work and landscaping; Call with Haneef Virani regarding marketing update;

7/28/2021	AD	350.00	0.30	105.00	<ul style="list-style-type: none"> • Various correspondence with GlenCo regarding certificate for seismic engineer; • Correspondence with seismic engineer;
7/28/2021	KK	275.00	2.75	756.25	<ul style="list-style-type: none"> • Draft Receiver's Report to Court; • Edit memo regarding revised cost to complete and progress draw 5;
7/29/2021	SC	125.00	0.50	62.50	<ul style="list-style-type: none"> • Prepare cheques and disbursement voucher; • Arrange courier/mail;
7/29/2021	KK	275.00	1.90	522.50	<ul style="list-style-type: none"> • Edit memo regarding revised cost to complete and progress draw 5; • Prepare list of outstanding items for occupancy and sale; • Review of strata budget; • Various discussions regarding landscaping, sun shading element and exterior sprinkler issue;
7/29/2021	AD	350.00	0.50	175.00	<ul style="list-style-type: none"> • Various correspondence with contractors regarding sprinkler issues; • Correspondence with Mireau regarding materials;
7/30/2021	KK	275.00	1.10	302.50	<ul style="list-style-type: none"> • Various correspondence regarding seismic engineer and exterior sprinkler issue; • Edit memo regarding revised cost to complete and progress draw 5.
7/30/2021	AD	350.00	1.20	420.00	<ul style="list-style-type: none"> • Attending property meet and inspecting each unit with seismic engineer; • Various correspondence with Peter Tolentino of Nemetz;

					• Various correspondence with GlenCo.
Totals:			37.85	11,053.75	

PROFESSIONAL FEES		\$11,053.75
DISBURSEMENTS		
Travel	33.39	
Office Costs	<u>567.75</u>	601.14
GST on Professional Fees	552.69	
GST on Taxable Disbursements	<u>30.06</u>	582.74
TOTAL THIS INVOICE		<u><u>\$12,237.63</u></u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period July 1, 2021 to July 31, 2021 was as follows:

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	0.75	575.00	431.25
Alan Davies	Manager	6.90	350.00	2,415.00
Kevin Koo	Senior Associate	29.40	275.00	8,085.00
Michael Busch	Associate	0.30	200.00	60.00
Administration	Administrative	0.50	125.00	62.50
Time Billed		37.85	292.04 *	11,053.75

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

October 12, 2021

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Company")
Account Number: 20-MMM-139-02**

Please find enclosed our Invoice No. 9265 for professional services rendered for the period August 1, 2021 to August 31, 2021 which we trust you will find in order.

If you have any questions, please contact us.

Yours truly,

THE BOWRA GROUP INC.

In its capacity as Receiver and Manager of 2173
Argyle Avenue Limited Partnership, Argyle GP Ltd.,
1104194 B.C. Ltd.

Per:

Mario Mainella
/encl.

October 12, 2021

Invoice No: 9265
GST No: 85167 7146

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Company")
Account Number: 20-MMM-139-02**

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period
August 1, 2021 to August 31, 2021 as Receiver and Manager of the Company including inter alia the following:

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-08-03	KK	Various discussions regarding outstanding items and calling for occupancy; Edit memo regarding revised cost to complete and draw #5; Draft correspondence to architect regarding occupancy;	275.00	1.50	412.50
2021-08-03	AD	Attend site and meet with the sprinkler contractor;	350.00	0.90	315.00
2021-08-04	KK	Edit memo regarding revised cost to complete and draw #5; Various correspondence with architect regarding status update and calling for occupancy; Correspondence and call with District of West Vancouver regarding permit fees and overpayment; Call with CRA regarding audit and GST refund;	275.00	2.50	687.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Call with Haneef Virani regarding marketing update;			
2021-08-04	AD	Various correspondence with the architect regarding occupancy and water curtains; Correspondence with Mierau regarding handrails;	350.00	0.30	105.00
2021-08-05	MM	Various correspondence and discussions regarding occupancy and outstanding work to complete;	575.00	0.75	431.25
2021-08-05	AD	Correspondence with Mireau regarding aluminum caps for glass guard rails on deck level;	350.00	0.20	70.00
2021-08-06	AD	Review engineer schedules for handrails in unit 2175;	350.00	0.20	70.00
2021-08-09	KK	Review of offer on 2171. Various calls and correspondence regarding the same;	275.00	0.80	220.00
2021-08-09	MM	Review of offer received;	575.00	0.35	201.25
2021-08-10	KK	Various calls with Virani regarding offer on 2171. Review various correspondence regarding the same and counter offer; Various correspondence regarding items remaining for occupancy; Correspondence with Virani regarding landscaping; Correspondence with District of West Vancouver regarding permit fees; Correspondence with structural engineer regarding handrails; Edit memo regarding revised budget and draw; Various correspondence re occupancy;	275.00	4.50	1,237.50
2021-08-10	LOM	Draft and edit miscellaneous correspondence and reports;	125.00	1.25	156.25

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-08-10	MM	Call with Dan Nugent; Review of counter offer;	575.00	0.40	230.00
2021-08-10	AD	Various correspondence with architect regarding engineer schedules and shop drawings. Call and correspondence with Mierau regarding the same;	350.00	0.90	315.00
2021-08-11	KK	Call with structural engineer regarding handrails; Review of counter offer; Review of strata management agreement and correspondence with Carmela of Strataco regarding the same; Edit memo regarding revised budget and draw; Various call and discussions with Haneef Virani regarding strata insurance;	275.00	3.90	1,072.50
2021-08-12	KK	Various discussions with Dan Nugent regarding counter offer and strata insurance; Call with Steve Storrey regarding strata insurance; Various correspondence with architect regarding schedules for occupancy and request final inspection; Review counter offer from purchaser; Edit memo regarding revised budget and draw;	275.00	3.50	962.50
2021-08-12	MM	Review of counter offer and acceptance of the same;	575.00	0.30	172.50
2021-08-13	KK	Attend site and meet with structural engineer; Correspondence with architect regarding schedule B and CB and schedule final review; Review various correspondence with building inspector; Edit memo regarding revised budget and draw;	275.00	3.25	893.75

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-08-13	SC	Draft and edit miscellaneous correspondence and reports;	125.00	1.00	125.00
2021-08-16	KK	Attend site and walkthrough of premises; Meet with architect for final site review for occupancy; Review corporate records and call with BC Registries regarding the same; Call with Neil Belenkie of Ascent Drywall regarding lien filed. Correspondence with Dan Nugent regarding the same; Correspondence with Amin Eskooch regarding sale; Correspondence with Laura Alonzi of District of West Vancouver regarding utility meters; Correspondence with Haneef Virani regarding sales and marketing report for the sale of unit 2171;	275.00	2.70	742.50
2021-08-16	AD	Correspondence with architect regarding site visit for final inspection; Attend site and meet with architect for final inspection;	350.00	1.30	455.00
2021-08-17	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.75	93.75
2021-08-17	KK	Coordinate for Telus internet for Unit 2173 for marketing purposes; Various correspondence and discussions with architect regarding occupancy;	275.00	0.60	165.00
2021-08-17	AD	Correspondence with architect regarding occupancy and engineer confirmations; Correspondence and discussions with various engineers regarding confirmation of no outstanding deficiencies;	350.00	0.60	210.00
2021-08-18	SC	Prepare receipt and voucher; Deposit cheques in bank;	125.00	0.75	93.75

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-08-18	KK	Call with Telus regarding internet to unit 2173; Coordinate meeting with Nemetz for final inspection of electrical work; Review various correspondence from engineers regarding final sign-off and invoices; Follow up with Haneef Virani regarding sales report for Unit 2171; Correspondence with Architect regarding status;	275.00	1.90	522.50
2021-08-18	AD	Correspondence with Nemetz, electrical engineer, regarding final electrical and sprinkler inspection. Correspondence with sprinkler contractor regarding the same;	350.00	0.20	70.00
2021-08-19	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.50	187.50
2021-08-19	KK	Various calls with the District of West Vancouver regarding garbage and recycling; Review correspondence from architect regarding occupancy; Various correspondence and call with Haneef Virani regarding sales report for unit 2171. Discussion with Dan Nugent regarding the same;	275.00	1.50	412.50
2021-08-19	AD	Attend site and meet with sprinkler contractor and electrical engineer to test in-suite smoke detectors and water curtain sprinklers;	350.00	1.30	455.00
2021-08-20	KK	Various correspondence and call with Haneef Virani regarding sales report for unit 2171. Discussion with Dan Nugent regarding the same;	275.00	0.25	68.75
2021-08-23	KK	Call with Haneef Virani regarding marketing update; Review of final site review report;	275.00	0.30	82.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-08-24	KK	Attend site and walkthrough premises; Various discussions regarding final outstanding items from architect and deficiencies; Follow up with Haneef Virani regarding marketing report for sale of unit 2171;	275.00	2.25	618.75
2021-08-25	KK	Correspondence with landscaper; Various correspondence with creditors;	275.00	0.25	68.75
2021-08-26	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.25	156.25
2021-08-26	KK	Call with Haneef Virani regarding smart system in 2173 Argyle; Edit memo regarding revised budget and draw;	275.00	0.30	82.50
2021-08-27	AP	Review progress report and draft revisions;	250.00	0.65	162.50
2021-08-27	KK	Finalize memo regarding revised budget and draw;	275.00	2.50	687.50
2021-08-27	MM	Review and edit memo to CWB;	575.00	1.65	948.75
2021-08-30	SC	Draft and edit miscellaneous correspondence and reports;	125.00	0.50	62.50
2021-08-30	KK	Call with insurance broker regarding strata insurance; Correspondence with landscaper; Finalize memo to CWB; Various discussions regarding landscape work; Follow up with architect on status of occupancy; Correspondence with Dan Nugent regarding corporate records;	275.00	1.75	481.25
2021-08-30	MM	Final review of memo to CWB;	575.00	0.35	201.25

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-08-31	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.50	62.50
2021-08-31	KK	Correspondence with Dan Nugent, Dean Chan and Rod Randall regarding status of development; Review landscape quote and provide to Mierau; Correspondence with Dan Nugent regarding GST payable; Various discussions regarding floor plan;	275.00	0.90	247.50
2021-08-31	MM	Various correspondence and discussions with Dan Nugent;	575.00	0.40	230.00
2021-08-31	AD	Attend site and meet with Mireau to discuss outstanding deficiencies and deck landscaping.	350.00	1.60	560.00
TOTAL				55.00	\$15,806.25

PROFESSIONAL FEES		\$15,806.25
DISBURSEMENTS		
Office Costs	<u>825.00</u>	825.00
GST on Professional Fees	790.31	
GST on Taxable Disbursements	<u>41.25</u>	831.56
TOTAL THIS INVOICE		<u>\$17,462.81</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Company for the period August 1, 2021 to August 31, 2021 was as follows:

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	4.20	575.00	2,415.00
Alan Davies	Manager	7.50	350.00	2,625.00
Kevin Koo	Senior Associate	35.15	275.00	9,666.25
Andrew Pappel	Associate	0.65	250.00	162.50
Administration	Administrative	7.50	125.00	937.50
Time Billed		<u>55.00</u>	<u>287.39 *</u>	<u>15,806.25</u>

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

October 25, 2021

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Company")
Account Number: 20-MMM-139-02**

Please find enclosed our Invoice No. 9281 for professional services rendered for the period September 1, 2021 to September 30, 2021 which we trust you will find in order.

If you have any questions, please contact us.

Yours truly,

THE BOWRA GROUP INC.

In its capacity as Receiver and Manager of 2173
Argyle Avenue Limited Partnership, Argyle GP Ltd.,
1104194 B.C. Ltd.

Per:

Mario Mainella
/encl.

October 25, 2021

Invoice No: 9281
 GST No: 85167 7146

Canadian Western Bank
 666 Burrard Street, 22nd Floor
 Vancouver, BC V6C 2X8

Attention: Rod Randall

Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and 1104194 B.C. Ltd. (the "Company")
Account Number: 20-MMM-139-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period September 1, 2021 to September 30, 2021 as Receiver and Manager of the Company including inter alia the following:

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-09-01	KK	Follow up with architect on status of occupancy; Various correspondence with Mierau and realtor;	295.00	0.75	221.25
2021-09-02	KK	Review and edit affidavit for the sale of 2171. Various correspondence regarding the same; Correspondence with architect regarding status of occupancy;	295.00	1.00	295.00
2021-09-02	MM	Review and swear affidavit;	595.00	0.60	357.00
2021-09-06	KK	Call with Haneef Virani regarding potential offer;	295.00	0.25	73.75
2021-09-07	KK	Various discussion regarding final inspection; Call with District of West Vancouver regarding status of final inspection; Various correspondence with Dan Nugent and Haneef Virani regarding	295.00	2.75	811.25

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Court approval; Review correspondence from David Leung, architect and Terry Yee of the District of West Vancouver. Call Lindsay Wilson, plumbing inspector, regarding the outstanding drainage permit; Review various records from MCW regarding storm water connection;			
2021-09-07	MM	Review of filed application materials;	595.00	0.50	297.50
2021-09-07	AD	Correspondence with Mierau regarding outstanding landscape work;	350.00	0.10	35.00
2021-09-08	KK	Correspondence with Paul Lidder regarding discussions with Gary Hartman, plumbing inspector and status of drainage permit; Correspondence with Gary Hartman and receive final acceptance letter for the drainage permit; Correspondence with Terry Yee to schedule final inspection for occupancy;	295.00	0.90	265.50
2021-09-09	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
2021-09-09	KK	Correspondence and discussions with Haneef Virani regarding additional offers and existing offer; Prepare website update; Various discussions regarding landscaping work; Review insurance proposal from BFL Canada. Various discussions with Hub Insurance regarding the same; Review revised insurance proposal; Discussion with Stacey Wilson of BFL Canada regarding the same;	295.00	2.00	590.00
2021-09-09	AD	Various correspondence with Terry Yee, building inspector of District of West Vancouver, regarding final occupancy inspection;	350.00	0.30	105.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Review shop drawings for landscape planters;			
2021-09-10	KK	Correspondence with Kevin Mierau regarding fit and finish contract; Correspondence with Arpel security to transfer agreement to strata corporation; Correspondence with Telus to transfer agreement to strata corporation; Correspondence with University Sprinklers to transfer agreement to strata corporation; Various correspondence and discussion regarding final occupancy inspection; Review final inspection notice and draft correspondence to architect regarding deficiencies; Correspondence with Haneef Virani regarding Court date; Draft correspondence to CWB regarding status of occupancy and sales and marketing;	295.00	3.50	1,032.50
2021-09-10	SP	Estate administration related to banking matters;	185.00	0.25	46.25
2021-09-10	MM	Various correspondence regarding sale. Correspondence and discussions with Jim of MEC Mechanical;	595.00	1.35	803.25
2021-09-10	AD	Attend site and meet with Terry Yee, building inspector, for final occupancy inspection; Review inspection notice from building inspector. Various discussions regarding the same;	350.00	2.70	945.00
2021-09-13	KK	Attend Court call for sale; Call with Telus to cancel phone line; Various discussions regarding occupancy; Correspondence with Kourosh Aghakeshmiri, structural engineer, regarding sign-offs; Correspondence with architect regarding engineer sign-offs;	295.00	1.50	442.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Correspondence with District of West Vancouver regarding covenant; Call with Hana Holbrook of RBS regarding corporate records; Various discussions and correspondence with Haneef Virani regarding sales;			
2021-09-14	KK	Correspondence with Kourosh Aghakeshmiri, structural engineer regarding inspection; Correspondence with Stacey Wilson of BFL Canada regarding strata insurance and insurance appraisal; Correspondence with Haneef Virani regarding Court order and staging; Correspondence with stager regarding one-month extension; Review and approve quote for handrails on exterior stairs; Correspondence with insurance appraiser regarding site visit;	295.00	1.30	383.50
2021-09-14	MM	Various correspondence and approvals regarding handrails to be installed;	595.00	0.75	446.25
2021-09-15	KK	Correspondence with appraiser regarding insurance; Call with Virani regarding status update;	295.00	0.50	147.50
2021-09-15	AD	Various discussions regarding handrails, deficiency work and engineer sign offs;	350.00	0.60	210.00
2021-09-16	KK	Review of quote for fire pit and review of landscaping plans; Correspondence with Arpel Fire Monitoring regarding assigning contract to strata corporation; Correspondence with stagers regarding extension and destaging; Follow up with Kourosh Aghakeshmiri regarding site visit; Review of outstanding items for occupancy;	295.00	1.50	442.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-09-16	AD	Attend site and walkthrough premises; Various calls and discussions with Mierau and MEC Mechanical regarding 2173 garage;	350.00	2.00	700.00
2021-09-17	KK	Follow up with Kourosch Aghakeshmiri regarding site visit; Review of outstanding items for occupancy; Call with Arpel Fire Monitoring regarding power outage. Call with Dennis of Mierau regarding the same;	295.00	0.90	265.50
2021-09-17	MM	Various correspondence regarding occupancy, mechanical, and fit and finish;	595.00	0.75	446.25
2021-09-17	AD	Various calls and discussions with Mierau and MEC Mechanical regarding 2173 garage;	350.00	0.20	70.00
2021-09-20	KK	Attend site and meet with structural engineer; Various correspondence regarding engineer sign-off and glass guards; Various discussions regarding outstanding items for occupancy; Call with Virani regarding extending closing date; Correspondence with architect regarding engineer sign-offs Correspondence with Dan Nugent regarding extending closing date;	295.00	4.40	1,298.00
2021-09-20	AD	Review correspondence regarding engineer sign-off and brackets required for glass guards. Various correspondence with Mierau regarding the same;	350.00	0.40	140.00
2021-09-21	KK	Various correspondence with Telus regarding change of account; Various discussions regarding plumbing work, staggers, occupancy and new home warranty inspection; Review brackets installed for exterior	295.00	0.25	73.75

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		glass guards as requested by structural engineer; Correspondence with new home warranty to schedule final inspection;			
2021-09-21	AD	Attend site and walkthrough premises; Various calls and discussions with Mierau and MEC Mechanical regarding 2173 garage; Review handrail installation and brackets for glass guards;	350.00	1.30	455.00
2021-09-22	KK	Various discussions regarding plumbing work, stagers, occupancy and new home warranty inspection; Correspondence with new home warranty to schedule final inspection; Various correspondence with architect regarding engineer signoffs; Correspondence with Dan Nugent regarding extending completion date;	295.00	2.25	663.75
2021-09-22	SP	Estate administration related to banking matters;	185.00	0.25	46.25
2021-09-22	AD	Correspondence with Mierau regarding address sign and engineer sign-offs for handrails;	350.00	0.20	70.00
2021-09-23	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.50	187.50
2021-09-23	KK	Attend site and walkthrough with new home warranty inspector; Meet with supplier for handrails to obtain engineer sign-off; Correspondence and meeting with architect regarding final sign-offs; Various correspondence regarding scheduling final occupancy inspection;	295.00	3.80	1,121.00
2021-09-23	AD	Correspondence with Terry Yee, building inspector, to reschedule final occupancy inspection;	350.00	0.10	35.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-09-24	KK	Various correspondence and discussions regarding final occupancy; Various correspondence with Mierau regarding NHW inspection report; Correspondence with strata insurance broker and strata management company regarding completion date;	295.00	2.10	619.50
2021-09-24	AD	Call with Terry Yee, building inspector, to reschedule final occupancy inspection; Attend site and meet with building inspector; Various correspondence with building inspector regarding occupancy certificate and Receivership Order;	350.00	2.90	1,015.00
2021-09-27	KK	Call with Virani regarding occupancy permit; Correspondence with strata insurance broker regarding occupancy certificate and strata insurance appraisal; Follow up with Mierau on deficiency services agreement; Correspondence with architect regarding occupancy permit and outstanding items; Various calls with Lindsay Milford of the District of West Vancouver regarding addressing and miscellaneous issues; Correspondence with various staff at the District of West Vancouver regarding security deposit; Correspondence with University Sprinkler regarding winterization;	295.00	2.50	737.50
2021-09-28	KK	Various calls with Virani regarding status update; Discussions and correspondence with various staff at the District of West Vancouver regarding security deposit; Various correspondence and discussions regarding ceiling;	295.00	1.20	354.00
2021-09-28	AD	Various calls and discussions with Mierau and MEC Mechanical regarding 2173 garage;	350.00	0.40	140.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2021-09-29	KK	Review of various work orders for plumbing; Correspondence with Stacey Wilson of BFL Canada regarding revised insurance proposal;	295.00	0.50	147.50
2021-09-29	AD	Attend site and walkthrough premises; Review status of permanent signage fore 2171 Argyle; Follow up with the landscape architect regarding shop drawings and landscaping;	350.00	1.10	385.00
2021-09-30	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
2021-09-30	KK	Correspondence regarding certificate of possession from WBI; Correspondence with Gord Houston of WBI regarding occupancy; Follow up with Kevin Mierau regarding deficiency services agreement; Correspondence with Virani regarding purchaser information for deficiency walkthrough; Review correspondence from David Rose, landscape architect, and give approval to proceed with planters; Various correspondence regarding testing the radiant flooring system;	295.00	1.80	531.00
2021-09-30	AD	Various correspondence with landscape architect and Westwood Landscapes regarding outstanding landscape work.	350.00	0.60	210.00
TOTAL				56.50	\$17,912.00

PROFESSIONAL FEES		\$17,912.00
DISBURSEMENTS		
Office Costs	847.50	847.50
GST on Professional Fees	895.60	
GST on Taxable Disbursements	42.38	937.98
TOTAL THIS INVOICE		\$19,697.48

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Company for the period September 1, 2021 to September 30, 2021 was as follows:

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	3.95	595.00	2,350.25
Alan Davies	Manager	12.90	350.00	4,515.00
Kevin Koo	Senior Associate	35.65	295.00	10,516.75
Sofie Parker	Estate Administrator	0.50	185.00	92.50
Administration	Administrative	3.50	125.00	437.50
Time Billed		56.50	317.03 *	17,912.00

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

November 12, 2021

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Company")
Account Number: 20-MMM-139-02**

Please find enclosed our Invoice No. 9299 for professional services rendered for the period October 1, 2021 to October 31, 2021 which we trust you will find in order.

If you have any questions, please contact us.

Yours truly,

THE BOWRA GROUP INC.

In its capacity as Receiver and Manager of 2173
Argyle Avenue Limited Partnership, Argyle GP Ltd.,
and 1104194 B.C. Ltd.

Per:

Mario Mainella
/encl.



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

November 12, 2021

Invoice No: 9299
GST No: 85167 7146

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Company")
Account Number: 20-MMM-139-02**

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period
October 1, 2021 to October 31, 2021 as Receiver and Manager of the Company including inter alia the
following:

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
10/1/2021	KK	Attend site and meet with plumber to test the radiant flooring. Various discussions regarding the same; Correspondence with Julie Mierau regarding certificate of possession; Correspondence with Hana Holbrook of RBS regarding purchaser's inquiries on strata insurance, strata fees and adjustments;	295.00	4.25	1,253.75
10/1/2021	AD	Various correspondence with MEC Mechanical and Mierau;	350.00	0.30	105.00
10/4/2021	KK	Correspondence with Hana Holbrook of RBS regarding closing; Review correspondence from District regarding address change; Review strata insurance proposal from BFL Canada;	295.00	0.50	147.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
10/4/2021	MM	Various correspondence with legal counsel regarding closing;	595.00	0.75	446.25
10/4/2021	AD	Attend site to walkthrough premises and meet with Mierau;	350.00	0.90	315.00
10/5/2021	KK	Correspondence and call with Hana Holbrook and Thomas Doolan of RBS regarding closing; Review of closing documents and various correspondence regarding the same; Review strata insurance proposal from BFL Canada; Correspondence with University Sprinklers regarding winterization; Correspondence with realtors regarding closing and commission calculation;	295.00	1.50	442.50
10/5/2021	MM	Attend to signing closing documents;	595.00	0.75	446.25
10/6/2021	MB	Various correspondence with Fortis BC regarding the cancellation of services at sold residence; Various correspondence with BC Hydro regarding the cancellation of services at sold residence;	250.00	1.00	250.00
10/6/2021	KK	Review utility invoices; Various correspondence with Thomas Doolan of RBS and realtor regarding closing;	295.00	0.60	177.00
10/6/2021	SP	Estate administration related to: - GL and account reconciliation; - miscellaneous reports and correspondence;	185.00	0.50	92.50
10/6/2021	MM	Various correspondence and discussions with legal counsel regarding closing;	595.00	0.50	297.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
10/7/2021	KK	Review of final VSA and prepare allocation for sale; Correspondence with landscaper regarding maintenance;	295.00	0.40	118.00
10/7/2021	AD	Various correspondence with Mierau regarding in-suite deficiency warranty work for new purchaser;	350.00	0.30	105.00
10/8/2021	KK	Correspondence with snow removal company regarding services; Review of insurance policy and correspondence with Stacey Wilson of BFL Canada regarding down payment for first month; Correspondence with property manager; Correspondence with Dan Nugent of RBS regarding property manager and sales update; Review of interim budget;	295.00	2.25	663.75
10/8/2021	AD	Attend site to walkthrough premises and meet with Mierau;	350.00	1.00	350.00
10/12/2021	KK	Attend site and walkthrough of premises; Review sales allocation; Various correspondence with Mierau regarding 2173 Argyle; Correspondence with CWB regarding sales proceeds and insurance policy; Review of snow removal quote;	295.00	2.50	737.50
10/12/2021	MB	Prepare and file GST return;	250.00	0.30	75.00
10/12/2021	MM	Various correspondence regarding condensation and repairs. Various correspondence with legal counsel;	595.00	0.40	238.00
10/12/2021	AD	Review interim strata budget; Attend site to walkthrough premises and meet with Mierau;	350.00	1.10	385.00
10/13/2021	KK	Various correspondence with CWB regarding sales proceeds, Receiver's borrowings and revising list price; Various correspondence with Strataco	295.00	3.50	1,032.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		regarding property management services; Various correspondence with realtor regarding recommendations for list price; Various correspondence with District of West Vancouver regarding security deposit; Review of snow removal contract; Review of Mierau's invoice to September 30, 2021; Correspondence with Dan Nugent of RBS regarding property management contract;			
10/13/2021	AD	Review strata management contract;	350.00	0.20	70.00
10/14/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.75	218.75
10/14/2021	KK	Various correspondence with CWB regarding revised listing price; Correspondence regarding payment to CWB and amount to withhold; Correspondence with Strataco regarding agreement; Edit estimated cost to complete;	295.00	2.90	855.50
10/15/2021	KK	Review and sign listing agreement. Various correspondence with Virani regarding the same;	295.00	0.50	147.50
10/15/2021	SP	Review receipts and disbursements; GL and account reconciliation;	185.00	0.50	92.50
10/15/2021	AD	Various correspondence regarding schedule for Westwood Landscaping;	350.00	0.10	35.00
10/18/2021	KK	Review interim strata budget. Correspondence with Allan Grandy and Carmela Cappelletti of Strataco regarding the same; Correspondence with Dan Nugent of RBS regarding liens;	295.00	0.80	236.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Correspondence with Haneef Virani regarding listing agreement;			
10/19/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.25	156.25
10/19/2021	KK	Call with Haneef Virani regarding listing; Prepare progress draw request; Correspondence with landscaper regarding maintenance; Prepare detailed interim strata budget with invoices for Strataco;	295.00	1.10	324.50
10/20/2021	KK	Prepare detailed interim strata budget with invoices for Strataco; Correspondence with Dan Nugent regarding listing;	295.00	0.50	147.50
10/21/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.25	156.25
10/21/2021	KK	Correspondence with Telus regarding account information change; Various correspondence regarding strata;	295.00	0.50	147.50
10/22/2021	KK	Correspondence with Strataco regarding interim budget and outstanding invoices; Correspondence with Haneef Virani regarding new owner and utilities services;	295.00	0.50	147.50
10/25/2021	KK	Call with Lindsay Milford regarding addressing issue. Correspondence with Shaw and Telus regarding the same; Call with Haneef Virani regarding sales and marketing update and addressing issue; Various correspondence regarding outstanding landscaping issues;	295.00	0.90	265.50

2173 Argyle Avenue Limited Partnership, Argyle GP Ltd., and 1104194 B.C. Ltd. - Receivership
 Invoice 9299

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
10/25/2021	AD	Correspondence with David Rose, landscape architect, regarding on-grade landscaping and deficiencies;	350.00	0.20	70.00
10/26/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
10/26/2021	KK	Various correspondence with Telus to transfer fire monitoring line to strata corporation;	295.00	0.50	147.50
10/27/2021	SC	Prepare receipt and voucher; Deposit cheques in bank;	125.00	1.00	125.00
10/27/2021	KK	Review correspondence regarding requested items from 2171 purchaser;	295.00	0.20	59.00
10/27/2021	SP	Estate administration related to banking matters, receipts and disbursements;	185.00	0.50	92.50
10/27/2021	AD	Various correspondence with Mierau regarding in-suite deficiency warranty work for new purchaser;	350.00	0.20	70.00
10/28/2021	KK	Review correspondence regarding requested items from 2171 purchaser; Call with Amin Eskooch regarding notice of civil claim; Correspondence with Arpel Security regarding outstanding invoice and transition to strata; Review fit and finish contract invoice;	295.00	1.50	442.50
10/29/2021	KK	Finalize progress draw request; Various correspondence and discussions with Virani and Dan Nugent regarding CPL filed on 2171 Argyle.	295.00	0.25	73.75
TOTAL				41.40	\$11,883.50

PROFESSIONAL FEES		\$11,883.50
DISBURSEMENTS		
Office Costs	<u>621.00</u>	621.00
GST on Professional Fees	594.18	
GST on Taxable Disbursements	<u>31.05</u>	625.23
TOTAL THIS INVOICE		<u>\$13,129.73</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Company for the period October 1, 2021 to October 31, 2021 was as follows:

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	2.40	595.00	1,428.00
Alan Davies	Manager	4.30	350.00	1,505.00
Kevin Koo	Senior Associate	25.65	295.00	7,566.75
Michael Busch	Associate	1.30	250.00	325.00
Sofie Parker	Estate Administrator	1.50	185.00	277.50
Administration	Administrative	6.25	125.00	781.25
Time Billed		<u>41.40</u>	<u>287.04 *</u>	<u>11,883.50</u>

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

January 26, 2022

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

Please find enclosed our Invoice No. 9341 for professional services rendered for the period
November 1, 2021 to December 31, 2021 which we trust you will find in order.

If you have any questions, please contact us.

Yours truly,

THE BOWRA GROUP INC.

In its capacity as Receiver and Manager of 2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd., and 1104194 B.C. Ltd.

Per: 

Mario Mainella
/encl.



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
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bowragroup.com

January 26, 2022

Invoice No: 9341
GST No: 85167 7146

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period
November 1, 2021 to December 31, 2021 as Receiver and Manager of the Companies including inter alia
the following:

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
11/1/2021	KK	Call with purchaser's realtor regarding notice of civil claim filed against strata lot 3; Various correspondence with Dan Nugent of RBS regarding claim filed against strata lot 3; Correspondence with Limitless Snow regarding executed agreement; Correspondence with Strataco regarding November strata fees; Correspondence with purchaser for strata lot 3 regarding interim budget and strata fees; Correspondence with Stacey Wilson of BFL Insurance regarding strata insurance;	295.00	1.25	368.75
11/1/2021	AD	Correspondence with David Rose, landscape consultant regarding on-grade landscaping, planters and gates;	350.00	0.10	35.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
11/2/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.50	187.50
11/2/2021	AD	Correspondence with David Rose, landscape consultant regarding on-grade landscaping, planters and gates;	350.00	0.20	70.00
11/3/2021	KK	Various discussions regarding landscaping deficiencies; Various discussions with landscape maintenance regarding services; Various correspondence with Strataco; Correspondence with purchaser's realtor regarding notice of discontinuance; Correspondence with Haneef Virani regarding sales and marketing update; Correspondence with Limitless Snow regarding amendments to snow removal agreement;	295.00	1.10	324.50
11/3/2021	MM	Various correspondence and discussions;	595.00	0.50	297.50
11/4/2021	AD	Correspondence with David Rose, landscape consultant; Correspondence with Byron Martens of Mierau regarding planters;	350.00	0.20	70.00
11/5/2021	KK	Correspondence with Mierau regarding outstanding work;	295.00	0.25	73.75
11/5/2021	AD	Various correspondence regarding landscape work;	350.00	0.30	105.00
11/6/2021	KK	Correspondence regarding sales and marketing update;	295.00	0.25	73.75
11/8/2021	MM	Various correspondence regarding marketing;	595.00	0.50	297.50
11/9/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.50	62.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
11/9/2021	KK	Various discussions with Haneef Virani regarding sales and marketing update;	295.00	0.25	73.75
11/9/2021	AD	Attend site and meet with Byron Martens of Mierau; Correspondence with David Rose, landscape consultant;	350.00	1.40	490.00
11/10/2021	KK	Draft Report to Court and prepare various schedules;	295.00	1.00	295.00
11/12/2021	KK	Correspondence with CWB regarding sales and marketing update;	295.00	0.25	73.75
11/15/2021	KK	Various discussions with Haneef Virani regarding sales and marketing update; Various discussions regarding landscaping replacements and gates;	295.00	0.40	118.00
11/15/2021	AD	Correspondence with David Rose, landscape consultant regarding on-grade landscaping, planters and gates;	350.00	0.30	105.00
11/17/2021	KK	Various discussions with Haneef Virani regarding sales and marketing update;	295.00	0.10	29.50
11/18/2021	SC	Bank reconciliation;	125.00	0.25	31.25
11/19/2021	KK	Correspondence with Hana Holbrook and Dan Nugent regarding corporate annual filings;	295.00	0.50	147.50
11/21/2021	AD	Correspondence with Byron Martens of Mierau regarding supplier for gates;	350.00	0.20	70.00
11/22/2021	KK	Review quotes for front gates. Various correspondence regarding the same;	295.00	0.25	73.75
11/23/2021	KK	Review quotes for permitting and crane rentals for landscape work;	295.00	0.25	73.75
11/23/2021	AD	Correspondence with Byron Martens of Mierau regarding traffic management for crane work and security deposit;	350.00	0.10	35.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
11/25/2021	KK	Review quote for on-grade landscape work;	295.00	0.25	73.75
11/25/2021	AD	Correspondence with Byron Martens of Mierau regarding quote for on-grade landscaping;	350.00	0.10	35.00
11/29/2021	AD	Correspondence with Byron Martens of Mierau regarding crane work for planters on roof deck;	350.00	0.10	35.00
11/30/2021	KK	Draft email to CWB regarding sales and marketing update; Various calls with Haneef Virani regarding sales and marketing update;	295.00	0.90	265.50
12/1/2021	KK	Correspondence with Virani regarding sales and marketing update and fireplace; Draft email to CWB regarding sales and marketing update;	295.00	0.50	147.50
12/2/2021	KK	Various correspondence regarding security deposit for street occupancy permit for landscape work;	295.00	0.75	221.25
12/3/2021	KK	Various correspondence regarding security deposit for street occupancy permit for landscape work; Correspondence with District of West Vancouver regarding security deposit; Correspondence with Dan Nugent and CWB regarding sales and marketing update; Correspondence with Amin Eskooch regarding status and WBI;	295.00	1.50	442.50
12/3/2021	AD	Various correspondence with Byron Martens of Mierau regarding traffic management for crane work and security deposit;	350.00	0.30	105.00
12/6/2021	KK	Various correspondence with Strataco and Limitless Snow regarding snow removal;	295.00	0.50	147.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
12/7/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.25	31.25
12/7/2021	KK	Various correspondence regarding crane work;	295.00	0.30	88.50
12/8/2021	AD	Correspondence with Byron Martens of Mierau regarding status of crane work;	350.00	0.10	35.00
12/9/2021	AD	Correspondence with Byron Martens of Mierau regarding District's inspection for return of security deposit;	350.00	0.20	70.00
12/10/2021	KK	Various correspondence regarding status of landscape work; Correspondence with District of West Vancouver regarding return of security deposit; Various correspondence and discussions with Haneef Virani; Correspondence with Bill Liddle regarding contact information for contractors and fiscal year end; Prepare schedule of estimated recovery;	295.00	3.10	914.50
12/13/2021	KK	Various discussions and correspondence with Virani regarding offer on 2173 Argyle. Review offer; Prepare schedule of estimated recovery;	295.00	1.75	516.25
12/14/2021	KK	Various discussions and correspondence with Virani regarding counter offer on 2173 Argyle; Various correspondence with BFL Canada regarding request for information;	295.00	0.90	265.50
12/14/2021	MM	Review of offer received and forward to CWB; Review and sign off counter offer;	595.00	0.50	297.50
12/15/2021	KK	Various correspondence regarding access to unit for landscape work; Correspondence and call with Lindsay Milford of District of West Vancouver	295.00	1.00	295.00

2173 Argyle Avenue Limited Partnership, Argyle GP Ltd., and 1104194 B.C. Ltd. - Receivership
 Invoice 9341

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		regarding security deposit; Correspondence with Dan Nugent regarding notice of civil claim on 2171 Argyle;			
12/15/2021	AD	Attend site and meet with Byron Martens of Mierau. Review on-grade landscaping and planters installed;	350.00	1.30	455.00
12/16/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.25	31.25
12/16/2021	KK	Correspondence with Strataco regarding utilities and home warranty. Various calls and correspondence regarding the same;	295.00	0.75	221.25
12/17/2021	KK	Update budget and progress draw; Review revised insurance appraisal; Correspondence with Strataco regarding utilities and home warranty. Various calls and correspondence regarding the same; Call with WBI Home Warranty regarding policy;	295.00	1.50	442.50
12/17/2021	SC	Bank reconciliation;	125.00	0.25	31.25
12/21/2021	SC	Prepare cheques and disbursement voucher; Arrange courier/mail.	125.00	1.25	156.25
TOTAL				30.20	\$8,906.00

INVOICE SUMMARY

PROFESSIONAL FEES		\$8,906.00
DISBURSEMENTS		
Office Costs	<u>453.00</u>	453.00
GST on Professional Fees	445.30	
GST on Taxable Disbursements	<u>22.65</u>	467.95
TOTAL THIS INVOICE		<u>\$9,826.95</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period November 1, 2021 to December 31, 2021 was as follows:

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	1.50	595.00	892.50
Alan Davies	Manager	4.90	350.00	1,715.00
Kevin Koo	Senior Associate	19.55	295.00	5,767.25
Administration	Administrative	4.25	125.00	531.25
Time Billed		30.20	294.90 *	8,906.00

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

April 14, 2022

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

Please find enclosed our Invoice No. 9395 for professional services rendered for the period
January 1, 2022 to February 28, 2022 which we trust you will find in order.

If you have any questions, please contact us.

Yours truly,

THE BOWRA GROUP INC.

In its capacity as Receiver and Manager of 2173 Argyle Avenue Limited Partnership,
Argyle GP Ltd., and 1104194 B.C. Ltd.

Per:

Mario Mainella
/encl.

April 14, 2022

Invoice No: 9395
GST No: 85167 7146

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period
January 1, 2022 to February 28, 2022 as Receiver and Manager of the Companies including inter alia
the following:

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-01-06	KK	Correspondence with creditors; Prepare Progress Draw Request 7;	295.00	1.25	368.75
2022-01-11	SC	Draft miscellaneous correspondence;	125.00	0.50	62.50
2022-01-11	KK	Various correspondence with realtor for unit 2171 regarding CPL's. Correspondence with Dan Nugent of RBS regarding the same;	295.00	0.50	147.50
2022-01-13	KK	Correspondence with Kerem Tirmandi regarding CPL filed by Ascent Drywall;	295.00	0.25	73.75
2022-01-14	SC	Prepare receipt and voucher; Deposit cheques in bank;	125.00	0.25	31.25
2022-01-14	KK	Various calls and correspondence with Haneef Virani regarding status of sales and marketing; Prepare Progress Draw Request 7;	295.00	0.80	236.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-01-17	KK	Prepare and file quarterly GST return and arrange for payment of GST owing; Correspondence with Dan Nugent and Hana Holbrook regarding corporate records; Various correspondence and discussions regarding landscaping work, outstanding deficiency work and invoices; Correspondence with Arpel Security regarding updated contact list;	295.00	0.70	206.50
2022-01-18	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.75	93.75
2022-01-18	KK	Review offer on 2173 Argyle. Various correspondence regarding the same;	295.00	0.60	177.00
2022-01-18	MM	Review of offer received. Correspondence with CWB regarding the same;	595.00	0.75	446.25
2022-01-19	KK	Prepare Progress Draw Request 7 and updated cost to complete estimate; Various correspondence regarding offer on 2173 Argyle;	295.00	3.25	958.75
2022-01-20	KK	Prepare Progress Draw Request 7 and updated cost to complete estimate; Various correspondence regarding offer on 2173 Argyle;	295.00	0.40	118.00
2022-01-20	MM	Various correspondence with the realtor and CWB regarding counter offer;	595.00	0.50	297.50
2022-01-21	KK	Prepare Progress Draw Request 7 and updated cost to complete estimate; Correspondence with Dan Nugent of RBS regarding estimated legal fees; Correspondence with Ron Randall regarding estimated progress draw request; Various correspondence regarding offer on 2173 Argyle;	295.00	1.50	442.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-01-21	MM	Review and sign counter offer; Various correspondence with legal counsel;	595.00	0.25	148.75
2022-01-24	KK	Various calls and correspondence with Haneef Virani; Various correspondence regarding accepted offer and schedule for inspection;	295.00	0.50	147.50
2022-01-26	KK	Various calls with Haneef Virani regarding 2173 accepted offer;	295.00	0.50	147.50
2022-01-27	SC	Prepare cheques and disbursement voucher; Arrange courier/mail; Bank reconciliation;	125.00	2.00	250.00
2022-01-27	KK	Various calls with Haneef Virani regarding deficiency list from purchasers for 2173 Argyle; Review deficiency list. Various correspondence regarding the same; Correspondence with property manager regarding Telus connection for 2171 Argyle. Correspondence with the buyer's agent regarding the same;	295.00	0.90	265.50
2022-01-28	AD	Correspondence with David Rose, landscape consultant regarding final inspection; Various correspondence with Byron Martens of Mierau and David Rose, landscape consultant regarding final inspections and deficiency work; Various correspondence regarding offer to purchase unit 2173 and deficiency list;	350.00	1.20	420.00
2022-01-29	KK	Various calls and correspondence with Haneef Virani regarding subject removal and deficiency list;	295.00	0.50	147.50
2022-01-31	KK	Various correspondence and discussions with Haneef Virani on subject removal and addendum to the sales contract;	295.00	1.50	442.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Various correspondence with the general contractor regarding the same; Correspondence with legal counsel regarding sale approval;			
2022-02-01	KK	Correspondence with legal counsel regarding subject removal, deficiency list and staging cost reimbursement; Correspondence with Haneef Virani regarding marketing report;	295.00	0.60	177.00
2022-02-02	KK	Correspondence with Strataco regarding December 2021 financials;	295.00	0.25	73.75
2022-02-03	KK	Call with Haneef Virani regarding marketing report and staging; Edit Draw Request 7;	295.00	1.50	442.50
2022-02-04	KK	Review email from Strataco regarding December 2021 expenses;	295.00	0.25	73.75
2022-02-07	KK	Review marketing report prepared by Virani and provide comments; Various correspondence with Dan Nugent of RBS regarding Court date; Various discussions regarding landscape deposit;	295.00	0.75	221.25
2022-02-08	KK	Various correspondence regarding water in light fixture in unit 2171; Various correspondence with Dan Nugent of RBS regarding sale of strata lot #2; Review and edit draft affidavit regarding sale of strata lot #2; Various correspondence regarding fit and finish contract and landscape work; Various correspondence regarding staging;	295.00	1.60	472.00
2022-02-08	MM	Review, edit and swear affidavit. Correspondence with legal counsel regarding the same;	595.00	0.40	238.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-02-09	KK	Correspondence with Mierau regarding unit 2171; Various correspondence with Haneef Virani and Dan Nugent regarding Court date and competing offers;	295.00	0.60	177.00
2022-02-10	KK	Correspondence with Virani regarding contact information for purchaser;	295.00	0.25	73.75
2022-02-11	KK	Various correspondence regarding unit 2171;	295.00	0.25	73.75
2022-02-14	KK	Correspondence with landscaper and strata; Various calls with Virani regarding sale of 2173 Argyle. Correspondence with Dan Nugent of RBS regarding the same; Call with various creditors;	295.00	1.75	516.25
2022-02-15	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.75	93.75
2022-02-15	KK	Update various schedules for Report to Court; Edit Progress Draw Request; Various calls and correspondence with District of West Vancouver; Various correspondence and calls with Province of BC regarding speculation and vacancy tax; Various correspondence with Telus to move internet services to 2175 Argyle; Various calls and correspondence with Virani;	295.00	2.90	855.50
2022-02-16	KK	Correspondence with Rod Randall of CWB; Various correspondence regarding landscape deposit and final report;	295.00	0.50	147.50
2022-02-16	MM	Review and edit update and progress draw request to CWB;	595.00	1.30	773.50

2173 Argyle Avenue Limited Partnership, Argyle GP Ltd., and 1104194 B.C. Ltd. - Receivership
 Invoice 9395

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-02-17	KK	Call with Dan Nugent regarding sale of 2173 Argyle; Various correspondence with Virani regarding sale of 2173 Argyle and competing offers; Finalize Progress Draw Request. Correspondence with Cameron Kerr of CWB regarding the same; Various correspondence regarding landscape deposit and final report;	295.00	2.00	590.00
2022-02-18	SC	Post deposits to Ascend; Prepare receipt vouchers;	125.00	0.25	31.25
2022-02-18	KK	Call with Dan Nugent regarding sale of 2173 Argyle; Call with Virani regarding sale of 2173 Argyle and competing offers; Correspondence with Lisa Berg of the District of West Vancouver;	295.00	0.75	221.25
2022-02-21	KK	Attend site and walkthrough of premises; Review of offer. Correspondence with Haneef Virani and Dan Nugent regarding the same;	295.00	2.25	663.75
2022-02-21	MM	Correspondence with legal counsel and review of sealed bid information regarding proposed sale;	595.00	1.15	684.25
2022-02-22	KK	Correspondence with Lisa Berg at the District; Review of offers. Various correspondence and call with Haneef Virani and Dan Nugent regarding the same; Correspondence with owner of 2171 Argyle; Correspondence with various Telus departments regarding internet services; Review staging proposal; Correspondence with CWB;	295.00	3.50	1,032.50

2173 Argyle Avenue Limited Partnership, Argyle GP Ltd., and 1104194 B.C. Ltd. - Receivership
 Invoice 9395

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-02-22	MM	Various correspondence and discussions with legal counsel regarding application and bids;	595.00	0.85	505.75
2022-02-23	KK	Correspondence with owner of 2171 Argyle; Prepare website update;	295.00	0.25	73.75
2022-02-24	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.25	31.25
2022-02-24	KK	Follow up with Telus on internet connection; Attend Court call for sale approval; Various correspondence and calls with Haneef Virani;	295.00	0.50	147.50
2022-02-24	KK	Various correspondence and calls with Haneef Virani and Bret Schillebeeckx; Correspondence with Design for Life, stagers;	295.00	0.50	147.50
2022-02-24	MM	Correspondence with legal counsel;	595.00	0.40	238.00
2022-02-28	KK	Various calls and correspondence with District of West Vancouver; Correspondence with Designs for Life;	295.00	0.50	147.50
2022-02-28	AD	Various correspondence with Byron Martens of Mierau regarding sale of unit 2173, estimate costs and timeline to fix deficiencies; Correspondence regarding addendum for unit 2173, warranty policy and deficiency list; Correspondence with Byron Marten of Mierau regarding deficiencies in unit 2171; Attend site and meet with David Rose, landscape consultant for final inspection and preparing report as required by District; Review Fit&Finish Agreement for coverage of water leaks; Various correspondence with David	350.00	2.70	945.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Rose, landscape consultant regarding edits and completion of the report for District; Correspondence with Lisa Berg of the District of West Vancouver regarding formal review of the report and processing fees.			
	TOTAL			48.85	\$15,497.75

INVOICE SUMMARY

PROFESSIONAL FEES		\$15,497.75
DISBURSEMENTS		
Office Costs	<u>732.75</u>	732.75
GST on Professional Fees	774.89	
GST on Taxable Disbursements	<u>36.64</u>	811.53
TOTAL THIS INVOICE		<u>\$17,042.03</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period January 1, 2022 to February 28, 2022 was as follows:

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	5.60	595.00	3,332.00
Alan Davies	Manager	3.90	350.00	1,365.00
Kevin Koo	Senior Associate	34.60	295.00	10,207.00
Administration	Administrative	4.75	125.00	593.75
Time Billed		48.85	317.25 *	15,497.75

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

June 13, 2022

Canadian Western Bank
666 Burrard Street, 22nd Floor
Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
1104194 B.C. Ltd. (the "Companies")
Account Number: 20-MMM-139-02**

Please find enclosed our Invoice No. 9452 for professional services rendered for the period
March 1, 2022 to May 31, 2022 which we trust you will find in order.

If you have any questions, please contact us.

Yours truly,

THE BOWRA GROUP INC.
In its capacity as Receiver and Manager of
2173 Argyle Avenue Limited Partnership, Argyle GP Ltd.,
and 1104194 B.C. Ltd.

Per:

Mario Mainella
/encl.

June 13, 2022

Invoice No: 9452
 GST No: 85167 7146

Canadian Western Bank
 666 Burrard Street, 22nd Floor
 Vancouver, BC V6C 2X8

Attention: Rod Randall

**Re: In the Matter of the Receivership of 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and
 1104194 B.C. Ltd. (the "Companies")
 Account Number: 20-MMM-139-02**

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period
 March 1, 2022 to May 31, 2022 as Receiver and Manager of the Company including inter alia the following:

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
3/1/2022	KK	Correspondence with Strata; Correspondence with Telus; Correspondence with Dan Nugent of RBS;	295.00	0.25	73.75
3/1/2022	AD	Various correspondence regarding Shaw internet services; Correspondence with landscape architect;	350.00	0.30	105.00
3/2/2022	KK	Correspondence with Rod Randall; Correspondence with stagers; Correspondence with Virani;	295.00	0.25	73.75
3/2/2022	SP	Estate administration related to: Process disbursements; Journal entries and GL reconciliations.	185.00	0.75	138.75
3/3/2022	KK	Call with CRA; Prepare and file Speculation and Vacancy Tax Notice; Review and sign listing agreement;	295.00	0.90	265.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Correspondence with Shaw and Telus; Correspondence with Lisa Berg of District of West Vancouver;			
3/7/2022	KK	Review correspondence with Shaw regarding new internet connection; Review correspondence with Telus; Correspondence with Jim Chen, realtor for 2171 Argyle regarding internet;	295.00	0.40	118.00
3/8/2022	KK	Review deficiency for 2173 Argyle; Correspondence with Virani;	295.00	0.30	88.50
3/8/2022	SP	Estate administration related to: Process disbursements; Bank account and GL reconciliations;	185.00	0.75	138.75
3/8/2022	AD	Various correspondence regarding occupancy walkthrough for 2173 Argyle; Correspondence with Shaw;	350.00	0.50	175.00
3/14/2022	KK	Call with Arpel Fire Monitoring and call with Telus regarding fire monitoring signals; Correspondence with District of West Vancouver; Various discussions regarding Shaw; Various correspondence regarding deficiencies; Various correspondence with owner of 2171 Argyle; Various calls with Telus regarding internet at 2171 Argyle;	295.00	1.25	368.75
3/15/2022	KK	Various discussions with realtor and legal counsel regarding offer on 2175 Argyle;	295.00	0.75	221.25
3/15/2022	MM	Review of offer. Discussions regarding the same;	595.00	0.65	386.75
3/15/2022	AD	Attend site and meet with Shaw; Various correspondence with Mierau;	350.00	1.80	630.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
3/16/2022	KK	Various discussions with realtor and legal counsel regarding offer on 2175 Argyle; Correspondence regarding counter offer; Correspondence regarding deficiencies in 2173 Argyle;	295.00	1.25	368.75
3/17/2022	KK	Various correspondence with Strataco; Review and edit counter offer;	295.00	0.75	221.25
3/17/2022	AD	Various correspondence with Mierau and mechanical consultant regarding water shut-off;	350.00	1.10	385.00
3/18/2022	KK	Correspondence with Shaw regarding internet; Call with Haneef Virani regarding counter on 2175 Argyle;	295.00	0.75	221.25
3/21/2022	KK	Review annual filing documents; Correspondence with realtor; Correspondence with Shaw;	295.00	0.30	88.50
3/22/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.25	31.25
3/25/2022	KK	Call with 2171 owner; Follow up with Virani; Review various correspondence regarding closing of 2173 Argyle; Review 2173 closing documents; Correspondence with Bret regarding 2173 Argyle;	295.00	2.50	737.50
3/25/2022	AD	Various discussions with Mierau; Various discussions with mechanical consultant;	350.00	0.70	245.00
3/28/2022	KK	Various correspondence and calls regarding 2173 closing; Correspondence with CWB; Correspondence with Dan Nugent regarding annual maintenance;	295.00	1.10	324.50

2173 Argyle Avenue Limited Partnership, Argyle GP Ltd., and 1104194 B.C. Ltd. - Receivership
 Invoice 9452

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
3/29/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
3/29/2022	KK	Prepare website update; Correspondence with Virani regarding 2173 closing;	295.00	0.60	177.00
3/30/2022	SC	Prepare receipt and voucher; Deposit cheques in bank;	125.00	0.50	62.50
3/30/2022	KK	Various correspondence regarding 2173 closing; Call and correspondence with Thomas Doolan and Dan Nugent of RBS;	295.00	0.75	221.25
3/30/2022	MM	Various correspondence with realtors regarding prospective purchaser; Various correspondence regarding closing of unit;	595.00	0.75	446.25
3/31/2022	KK	Various correspondence regarding 2173 closing; Correspondence with utility companies regarding transfer of accounts; Correspondence with Bill Liddle regarding Annual General Meeting;	295.00	1.20	354.00
3/31/2022	AD	Various correspondence with Mierau; Various discussions with plumber regarding water shut-off;	350.00	0.40	140.00
4/1/2022	KK	Correspondence with utility companies regarding transfer of accounts; Review offer on 2175 Argyle; Various correspondence and calls with Virani regarding offer on 2175 Argyle;	295.00	2.25	663.75
4/1/2022	MM	Discussion and correspondence with prospective purchaser regarding remaining unit, process, receivership, construction during receivership, occupancy, and offer; Various correspondence with Virani; Review of offer received and counter;	595.00	1.75	1,041.25

2173 Argyle Avenue Limited Partnership, Argyle GP Ltd., and 1104194 B.C. Ltd. - Receivership
 Invoice 9452

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/1/2022	SP	Estate administration related to banking matters;	185.00	0.50	92.50
4/2/2022	MM	Review of counter and sign;	595.00	0.25	148.75
4/4/2022	SC	Bank reconciliation;	125.00	0.25	31.25
4/4/2022	KK	Correspondence with CWB regarding 2175 Argyle and sales proceeds from 2173 Argyle; Various correspondence regarding 2175 Argyle; Correspondence with owners of 2173 Argyle;	295.00	1.00	295.00
4/4/2022	MM	Various correspondence with realtors; Various correspondence with legal counsel;	595.00	1.10	654.50
4/5/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
4/5/2022	KK	Calls and various correspondence with Haneef Virani; Arrange payment of Receiver's borrowings and amounts owing to secured creditor; Call with Telus technician;	295.00	0.90	265.50
4/6/2022	SP	Estate administration related to: Review receipts and disbursements; Review and edit journal entries and bank account reconciliation; Review and edit various correspondence and reports;	185.00	1.50	277.50
4/6/2022	KK	Various correspondence regarding 2173 Argyle radiant floors; Review 2175 Argyle contract. Correspondence with Virani;	295.00	0.75	221.25
4/7/2022	SC	Draft miscellaneous correspondence;	125.00	0.50	62.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/8/2022	KK	Correspondence with CWB regarding subject removals; Correspondence with Shaw on status of internet;	295.00	0.20	59.00
4/11/2022	KK	Various correspondence regarding thermal imaging. Call with WBI regarding the same;	295.00	0.75	221.25
4/11/2022	MM	Prepare for and attend conference call with the various stakeholders;	595.00	1.50	892.50
4/11/2022	AD	Various discussion on accepted offer for 2175 Argyle; Various correspondence with Mierau regarding sale of 2175 Argyle and deficiency list for 2173 Argyle;	350.00	1.70	595.00
4/12/2022	KK	Correspondence regarding sales and marketing report; Correspondence regarding Shaw;	295.00	0.50	147.50
4/12/2022	SP	Various estate administration and banking tasks;	185.00	0.50	92.50
4/13/2022	KK	Various discussions regarding strata meeting, landscaping and deficiency;	295.00	0.50	147.50
4/14/2022	KK	Various discussions regarding deficiencies; Review sales and marketing report. Call with Haneef Virani regarding the same;	295.00	0.90	265.50
4/18/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
4/18/2022	KK	Review deficiency list;	295.00	0.75	221.25
4/19/2022	KK	Review notice of application and affidavit; Review of deficiency list and various correspondence regarding the same; Correspondence with stagers;	295.00	1.75	516.25

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/19/2022	MM	Various correspondence and discussions regarding court approval and information required for court approval; Various correspondence from legal counsel;	595.00	1.10	654.50
4/20/2022	KK	Follow up with strata manager regarding AGM; Review financials; Review of deficiency list and various correspondence and discussion regarding the same; Review of various roofing and plumbing reports; Correspondence to 2175 Argyle purchasers regarding deficiency list and sign off. Call with purchasers regarding the same;	295.00	2.10	619.50
4/20/2022	MM	Various correspondence and discussions with legal counsel;	595.00	0.65	386.75
4/21/2022	KK	Various discussions with purchasers; Various discussions and correspondence regarding deficiencies; Follow up with Dan Nugent regarding Court date;	295.00	0.75	221.25
4/22/2022	KK	Correspondence with purchasers; Correspondence with stagers;	295.00	0.25	73.75
4/25/2022	KK	Correspondence with Strataco regarding strata meeting; Correspondence with Shaw regarding internet;	295.00	0.40	118.00
4/26/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.50	62.50
4/26/2022	KK	Correspondence with Mierau regarding invoices; Review home warranty form; Call with Strataco;	295.00	0.50	147.50

2173 Argyle Avenue Limited Partnership, Argyle GP Ltd., and 1104194 B.C. Ltd. - Receivership
 Invoice 9452

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/28/2022	KK	Correspondence with Amin Eskooch; Follow up with Shaw;	295.00	0.25	73.75
4/29/2022	SC	Bank reconciliation;	125.00	0.25	31.25
4/29/2022	KK	Various discussions regarding strata meeting; Correspondence with Amin Eskooch; Follow up with Telus;	295.00	0.25	73.75
4/29/2022	AD	Review and comment on deficiency list for 2175 Argyle; Various discussions with Mierau;	350.00	1.10	385.00
5/2/2022	KK	Correspondence regarding 2173 Argyle; Correspondence with realtors;	295.00	0.25	73.75
5/3/2022	KK	Various correspondence with realtors, legal counsel and purchasers regarding competing bids; Follow up with Shaw;	295.00	0.30	88.50
5/4/2022	KK	Various correspondence with realtors, legal counsel and purchasers regarding competing bids;	295.00	0.40	118.00
5/4/2022	SP	Estate administration related to various banking matters;	185.00	0.50	92.50
5/4/2022	AD	Various correspondence with Mierau;	350.00	0.40	140.00
5/5/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
5/5/2022	KK	Various correspondence and discussions regarding 2175 Argyle sales approval;	295.00	0.50	147.50
5/6/2022	KK	Review invoice from Mierau; Draft memo and progress draw; Review entered order. Correspondence regarding the same; Correspondence with Strataco;	295.00	0.80	236.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Prepare statement of receipts and disbursements;			
5/9/2022	KK	Correspondence with purchasers for 2175 Argyle; Follow up with warranty documents;	295.00	0.50	147.50
5/10/2022	KK	Correspondence with Dan Nugent regarding proxy for strata meeting; Prepare updated statement of receipts and disbursements; Correspond new with purchasers for 2175 Argyle; Review report from JJ&A Mechanical Ltd.;	295.00	1.25	368.75
5/10/2022	SP	Estate administration related to various banking matters;	185.00	0.50	92.50
5/11/2022	KK	Various correspondence regarding earlier completion and closing for 2175 Argyle; Call with Telus regarding invoices; Follow up with Shaw regarding internet;	295.00	1.25	368.75
5/11/2022	AD	Various correspondence with Mierau regarding thermal reports and deficiencies;	350.00	0.40	140.00
5/12/2022	KK	Correspondence with Shaw; Correspondence with purchasers for 2175 Argyle;	295.00	0.40	118.00
5/13/2022	KK	Various correspondence and calls with purchasers for 2175 Argyle; Follow up with Shaw;	295.00	1.10	324.50
5/16/2022	KK	Draft Report to Court; Correspondence with Mierau regarding NHW; Correspondence with purchasers regarding completion date and strata; Correspondence with Strataco;	295.00	1.25	368.75

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
5/17/2022	KK	Correspondence with purchasers regarding completion date and strata; Correspondence with Strataco; Various correspondence with BC Hydro;	295.00	0.50	147.50
5/18/2022	KK	Correspondence with owners regarding Shaw; Various correspondence with owners;	295.00	0.50	147.50
5/18/2022	AD	Various correspondence with Mierau regarding deficiencies;	350.00	0.40	140.00
5/20/2022	KK	Correspondence with WBI; Various correspondence with purchasers for 2173;	295.00	0.50	147.50
5/24/2022	SC	Bank reconciliation;	125.00	0.25	31.25
5/25/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.75	93.75
5/25/2022	KK	Correspondence with 2173 owners; Call and correspondence with 2175 owners;	295.00	0.50	147.50
5/26/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.25	31.25
5/26/2022	KK	Review sales and vesting order. Correspondence with purchaser's realtor regarding the same;	295.00	0.50	147.50
5/27/2022	SC	Post deposits to Ascend; Deposit cheques in bank;	125.00	0.50	62.50
5/27/2022	KK	Correspondence with purchasers of 2173 Argyle;	295.00	0.25	73.75
5/30/2022	KK	Correspondence with purchasers of 2173 Argyle;	295.00	0.50	147.50

2173 Argyle Avenue Limited Partnership, Argyle GP Ltd., and 1104194 B.C. Ltd. - Receivership
Invoice 9452

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
5/31/2022	KK	Correspondence with Dan Nugent regarding property taxes and discharge report;	295.00	0.25	73.75
5/31/2022	AD	Various correspondence with Mierau regarding deficiencies in unit 2173.	350.00	0.30	105.00
	TOTAL			69.40	\$21,388.50

INVOICE SUMMARY

PROFESSIONAL FEES		\$21,388.50
DISBURSEMENTS		
Office Costs	<u>1,041.00</u>	1,041.00
GST on Professional Fees	1,069.43	
GST on Taxable Disbursements	<u>52.05</u>	1,121.48
TOTAL THIS INVOICE		<u>\$23,550.98</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period March 1, 2022 to May 31, 2022 was as follows:

Summary of Hours

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	7.75	595.00	4,611.25
Alan Davies	Manager	9.10	350.00	3,185.00
Kevin Koo	Senior Associate	39.55	295.00	11,667.25
Sofie Parker	Estate Administrator	5.00	185.00	925.00
Administration	Administrative	8.00	125.00	1,000.00
Time Billed		<u>69.40</u>	<u>308.19 *</u>	<u>21,388.50</u>

(*Average)