



This is the 2nd Affidavit of Doug Chivers
in this case and was made on February 27, 2023

No. S2111109
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PROSPERA CREDIT UNION

PETITIONER

AND:

1143924 B.C. LTD.
BUFFALO-GENTAI (ST. JOHNS) INVESTMENTS LIMITED PARTNERSHIP
BUFFALO-GENTAI DEVELOPMENT LTD.
HONGYU TINA MU
YU YANG
GENTAI DEVELOPMENT CORP.
BUFFALO HOLDINGS INC.
WJY 2015 TRUST
CANADIAN WESTERN BANK

RESPONDENTS

AFFIDAVIT

I, DOUG CHIVERS, CPA, CIRP, LIT, of 505 Burrard Street, Suite 430, in the City of Vancouver, in the Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am a Senior Vice President with MNP Ltd. (the “**Receiver**”), the court appointed receiver and manager, without security, of all of the assets, undertakings and property of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership and Buffalo-Gentai Development Ltd. (collectively, the “**Debtors**”) and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I very believe the same to be true.

2. The Receiver prepared a report to the Court (the “**First Report**”) dated for reference July 15, 2022, a second report to the Court (the “**Second Report**”) dated for reference October 12, 2022, and a third report to the Court (the “**Third Report**” and together with the First Report and the Second Report, the “**Reports**”) dated for reference February 27, 2023, all of which I have read and of which I am the principal author. The facts set out in the Reports are, to the best of my knowledge, true and accurate.

3. A summary of the Receiver’s invoices is attached as **Appendix “B”** to the Third Report. Copies of the Receiver’s invoices referenced in the Third Report are attached hereto as **Exhibit “A”**.

4. The Receiver retained the services of Lawson Lundell LLP (“**Lawson**”) to act as its counsel in respect of these matters. A summary of Lawson’s invoices for the period of January 16, 2022 to January 31, 2023, are attached as **Appendix “C”** to the Third Report and are summarized below:

Date	Fees	Disbursements	GST	PST	Total
3/3/2022	\$15,475.00	\$228.60	\$785.18	\$1,083.25	\$17,572.03
4/4/2022	\$22,280.50	\$600.50	\$1,140.06	\$1,559.64	\$25,580.70
5/11/2022	\$7,233.00	\$144.80	\$368.89	\$506.31	\$8,253.00
6/2/2022	\$2,170.00	\$0.00	\$108.50	\$151.90	\$2,430.40
7/5/2022	\$2,843.00	\$0.00	\$142.15	\$199.01	\$3,184.16
8/4/2022	\$13,808.00	\$335.00	\$703.15	\$966.56	\$15,812.71
9/7/2022	\$18,928.00	\$128.90	\$952.85	\$1,324.96	\$21,334.71
10/25/2022	\$28,553.50	\$333.39	\$1,441.76	\$1,998.75	\$32,327.40
11/07/2022	\$44,530.50	\$712.20	\$2,256.52	\$3,117.13	\$50,616.35
12/08/2022	\$17,065.50	\$223.61	\$862.16	\$1,194.58	\$19,345.85
1/12/2023	\$22,662.50	\$249.42	\$1,143.17	\$1,586.37	\$25,641.46
2/8/2023	\$9,302.00	\$324.89	\$472.18	\$651.14	\$10,750.21
Totals	\$204,851.50	\$3,281.31	\$10,376.57	\$14,339.60	\$232,848.98

Copies of these invoices are attached collectively as *Exhibit "A"* to the Affidavit of William L. Roberts.

5. In addition, Lawson anticipates further accounts for legal services of approximately \$60,000 in respect of the subject application for approval of professional fees and disbursements.
6. The Receiver anticipates additional fees and costs, including legal fees and disbursements, to a maximum of \$97,500 to complete the administration of the receivership, if the Receiver seeks its discharge at the hearing of its Application.
7. As set out in the Third Report, it is the Receiver's view that the professional fees and disbursements of the Receiver and Lawson are fair, reasonable and justified in the circumstance, and accurately reflect the work done at the request of and on behalf of the Receiver.
8. This Affidavit is made in support of an application for an Order approving, among other things, the activities of the Receiver herein.

SWORN BEFORE ME at the City of)
Vancouver, in the Province of British)
Columbia, this 27th day of February, 2023.)



A Commissioner for taking Affidavits for
British Columbia



DOUG CHIVERS

SOFICA PARKER
A Commissioner for Taking Affidavits
Within the Province of British Columbia
Suite 438 - 905 Burrard Street
Vancouver, B.C. V7X 1M3
Appointment Expires: May 31, 2024

In the Matter of the Receivership of
 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and
 Buffalo-Gentai Development Ltd
 Summary of Court-Appointed Receiver's Fees
 For the Period December 13, 2021 January 31, 2023

Period	Invoice	Fees	Disbursements	GST	Total
December 13, 2021 to February 28, 2022	9396	59,540.50	2,427.36	3,098.40	65,066.26
March 1 to March 31, 2022	9405	39,496.50	1,486.50	2,049.16	43,032.16
April 1 to April 30, 2022	9430	41,667.75	1,587.75	2,162.78	45,418.28
May 1 to May 31, 2022	9449	25,478.00	997.50	1,323.78	27,799.28
June 1 to June 30, 2022	9470	18,099.25	749.25	942.42	19,790.92
July 1 to July 31, 2022	9476	20,995.50	883.50	1,093.96	22,972.96
August 1 to September 30, 2022	9525	44,684.25	1,494.75	2,308.95	48,487.95
October 1 to October 31, 2022	9549	34,619.00	1,053.75	1,783.64	37,456.39
November 1 to November 30, 2022	9559	10,898.75	369.00	563.39	11,831.14
December 1, 2022 to January 31, 2023	9596	27,582.70	962.51	1,427.27	29,972.48
Total		323,062.20	12,011.87	16,753.75	351,827.82

This is Exhibit A referred to in the
 Affidavit of Doug Chivers
 Sworn before me on this 27th
 day of February 2023
S. Parker
 A COMMISSIONER FOR TAKING AFFIDAVITS
 FOR BRITISH COLUMBIA

SOFICA PARKER
 A Commissioner for Taking Affidavits
 Within the Province of British Columbia
 Suite 430 - 505 Burrard Street
 Vancouver, B.C. V7X 1M3
 Appointment Expires: May 31, 2024

In the Matter of the Receivership of
1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and
Buffalo-Gentai Development Ltd
Summary of Court-Appointed Receiver's Staff Hours and Hourly Rates
For the Period December 13, 2021 January 31, 2023

Name	Title	Hours	Average Hourly Rate (\$)
Douglas Chivers	Senior Vice President	241.60	616
Mario Mainella	Senior Vice President	43.15	610
Alan Davies	Manager	39.70	350
Kevin Koo	Manager	405.35	312
Neil Jayamaha	Senior Consultant	2.00	275
Sofie Parker	Senior Analyst	12.70	194
Office Administration		33.75	135
		778.25	415 *

**Average Hourly Rate*

April 14, 2022

Invoice No: 9396
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Canadian Western Bank
 10303 Jasper Avenue, Suite 3000
 Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period December 13, 2021 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>
2021-12-13	MM	Review of the proposed receivership application and discussions with Scott Stephens regarding the same;	595.00	0.65	386.75
2021-12-14	MM	Review of various additional information including appraisals; Prepare various information to be included in proposed application. Correspondence with Scott Stephens regarding the same;	595.00	2.25	1,338.75
2021-12-16	MM	Draft Affidavit and related materials for review of legal counsel;	595.00	1.20	714.00
2021-12-17	MM	Finalize and swear affidavit, send to Owen Bird;	595.00	0.50	297.50
2022-01-11	MM	Review of Draft Application materials and prepare affidavit with supporting materials;	595.00	1.75	1,041.25

Buffalo-Gentai - Receivership
 Invoice 9396

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-01-21	MM	Various correspondence from Prospera and CWB legal counsel regarding Receiver's proposed work plan;	595.00	0.50	297.50
2022-01-24	MM	Call with Scott Stephens and Dan Nugent; Call with Scott Stephens and Ritchie Clark. Call with Dan Parlow; Various correspondence regarding the same;	595.00	2.60	1,547.00
2022-01-26	KK	Review various documents; Prepare list of information required from the Companies; Prepare summary of the PID's and civic addresses; Various discussions regarding the development;	295.00	2.00	590.00
2022-01-26	MM	Prepare for and attend call with Dan Parlow and Tina Mu; Correspondence and discussions regarding the same; Discussions and correspondence with Will Roberts of Lawson Lundell regarding the file and proposed form of Order;	595.00	2.65	1,576.75
2022-01-27	KK	Various discussions regarding the development; Finalize list of information required from the Companies; Review various documents regarding the development;	295.00	2.00	590.00
2022-01-27	DFC	Review of financial information and application materials. Discussions with Mario Mainella regarding the same;	595.00	1.60	952.00
2022-01-27	MM	Various correspondence and discussions with Will Roberts of Lawson Lundell;	595.00	0.75	446.25
2022-01-28	SC	Obtain corporate and PPSA searches; Prepare Form 7;	125.00	1.00	125.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-01-28	KK	Various correspondence and calls with Gerald Chiang of the Companies regarding the status of the project; Review various information received from Tina Mu of the Companies; Request land title searches; Review Receivership Order; Draft letters to freeze bank accounts. Various calls with the banks to freeze bank accounts; Review insurance policy. Various calls with insurance broker to confirm coverage and add Receiver as loss payee;	295.00	4.00	1,180.00
2022-01-28	DFC	Conference call with Gerald Chiang; Conference call with Alan Davies; Review of financial information and email correspondence with Tina Mu;	595.00	2.30	1,368.50
2022-01-28	MM	Call with Gerald Chiang regarding access to information and go forward plan; Correspondence regarding the same; Various correspondence with information on project;	595.00	2.15	1,279.25
2022-01-28	AD	Various correspondence and discussions regarding current status of OCP amendment and re-zoning application;	350.00	0.90	315.00
2022-01-31	SC	Draft and submit CRA access documents;	125.00	0.40	50.00
2022-01-31	KK	Various correspondence and call with Gerald Chiang of the Companies regarding property management; Various correspondence with consultants and lawyers for the Companies to schedule meetings; Various follow up with banks and insurance providers; Correspondence with Hub Insurance regarding insurance coverage; Correspondence with CWB regarding	295.00	6.00	1,770.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		copies of bank statements and amount owing to CWB as at the date of the receivership; Draft Form 87's, website updates and service list; Review of various materials; Call and correspondence with property manager;			
2022-01-31	DFC	Discussions with Kevin Koo regarding the status of: Bank accounts, Insurance , Meeting requests, and Form 87; Review of various information sent from Tina Mu regarding property and other matters; Discussions with Mario Mainella regarding discussions with legal counsel and timing; Discussions with Kevin Koo and Sofie Parker regarding the bank draft and opening of account. Email correspondence regarding the same;	595.00	2.30	1,368.50
2022-01-31	AD	Various calls and correspondence with consultants;	350.00	0.20	70.00
2022-02-01	KK	Various correspondence with Chi Fu Chen of Top Vision Realty regarding rental income; Correspondence with CWB regarding outstanding amount as at the date of the receivership; Prepare for and attend call with WA architects to discuss receivership and status of project; Correspondence with Hub Insurance regarding insurance coverage; Various correspondence and calls with Capstone Insurance; Review of rental agreements and property management agreement;	295.00	4.50	1,327.50

Buffalo-Gentai - Receivership
 Invoice 9396

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-02-01	MM	Prepare for and attend call with architect; Correspondence and discussions with legal counsel;	595.00	1.25	743.75
2022-02-01	DFC	Review and edits to Form 87, Form 7 and website update. Email correspondence to Kevin Koo regarding the same;	595.00	1.10	654.50
2022-02-01	AD	Various correspondence and discussions with WA Architects and Pooni Group;	350.00	0.40	140.00
2022-02-02	KK	Call and various correspondence with Pooni Group; Review various files provided by Pooni Group; Follow up with Capstone Insurance regarding insurance coverage; Finalize form 87; Draft status update for Buffalo-Gentai;	295.00	2.90	855.50
2022-02-02	MM	Prepare for and attend call with Pooni Group. Various correspondence regarding the same;	595.00	1.15	684.25
2022-02-02	DFC	Discussions with Kevin Koo regarding the conference call with the architects and Form 87; Email correspondence to Tina Mu regarding the status of the receivership; Conference call with Pooni Group and discussions with Mario Mainella, Kevin Koo, and Alan Davies; Review of the MOU materials and housing agreements in draft;	595.00	2.60	1,547.00
2022-02-02	AD	Conference call with Pooni Group; Review of various housing agreements and documents from Pooni Group; Various correspondence with McElhanney;	350.00	2.90	1,015.00
2022-02-03	KK	Review various invoices from WA Architect and Pooni Group; Various discussions regarding market	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>
		and non-market rental agreements; Prepare website update; Correspondence with Chi Chi Cai regarding number of units; Correspondence to Forrest Lin of Capstone Insurance regarding receivership order and insurance coverage; Correspondence with Cushman;			
2022-02-03	MM	Call with Will Roberts. Prepare for and attend call with Scott Stephens, Dan Nugent, Dan Parlow, Ritchie Clark and Will Roberts. Various correspondence and discussions regarding the same;	595.00	1.70	1,011.50
2022-02-03	DFC	Email correspondence with Mario Mainella regarding the discussions with legal counsel and real estate legal counsel; Conference call with legal counsel regarding the status of the information; Review of various financial information and council hearings;	595.00	4.80	2,856.00
2022-02-03	AD	Review special council meeting minutes. Various correspondence regarding the same; Review various housing agreements. Correspondence with legal counsel regarding the same;	350.00	0.80	280.00
2022-02-04	SC	Prepare and mail creditors package;	125.00	1.00	125.00
2022-02-04	KK	Correspondence with Colliers; Correspondence with Gerald Chiang regarding number of market rentals, non-market rentals, and Rent-to-Own; Review of most recent council meeting minutes; Correspondence with Ed Wilson of Lawson Lundell regarding Rent-to-Own; Review market and non-market rental agreements;	295.00	2.50	737.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-02-04	DFC	Telephone call with Hart Buck and discussions with Mario Mainella regarding the proposal and fee structure; Email correspondence with Hart Buck regarding the site information and proposal;	595.00	0.80	476.00
2022-02-04	SP	Estate administration related to: Compile Form 87 package and file with OSB; Correspondence and phone conversation with OSB regarding Certificate of filing and Estate number; Prepare creditors package and coordinate mail out; Edit newspaper ad and coordinate publishing; Correspondence and phone conversation with CWB regarding opening a receivership bank account; prepare required documentation;	185.00	2.00	370.00
2022-02-04	AD	Various correspondence with legal counsel regarding agreements; Correspondence with Mierau Contracting regarding estimated construction costs for daycare; Review email from Gerald Chiang regarding number of condo units; Review rent-to-own agreement from adjacent property; Review April 20, 2021 council meeting minutes;	350.00	2.10	735.00
2022-02-07	DFC	Review of submissions made to date to the City of Port Moody; Email correspondence with Alan Davies regarding the appraisal; Discussions with Alan Davies regarding the appraisal and city package;	595.00	7.60	4,522.00
2022-02-07	KK	Correspondence with Tina Mu of Gentai regarding KPMG invoices; Follow up with Property Manager regarding rent collection;	295.00	0.90	265.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Various discussions regarding market and non-market rentals;			
2022-02-08	DFC	Discussions with Kevin Koo regarding the non market units and review of agreements;	595.00	1.30	773.50
2022-02-08	KK	Call with Bill Randall regarding estimated valuation and recommendations; Correspondence with Capstone Insurance; Correspondence with Prospera;	295.00	1.00	295.00
2022-02-09	KK	Review comments from Ed Wilson of Lawson Lundell regarding market rental and non-market rental agreements. Call with Ed Wilson regarding the same; Prepare website update;	295.00	1.10	324.50
2022-02-09	AD	Various correspondence with legal counsel regarding housing agreement. Conference call regarding the same;	350.00	1.30	455.00
2022-02-10	KK	Correspondence with Bill Randall regarding receivership order and amount owing to secured creditors; Call with Tony Thompson of Hub Insurance regarding coverage; Follow up with Capstone Insurance; Call with Property Manager to discuss safety inspections at the properties; Call with CRA regarding status of AUT-01 and online access;	295.00	1.75	516.25
2022-02-11	KK	Various correspondence with Capstone Insurance regarding insurance binder and renewal;	295.00	0.50	147.50
2022-02-11	SP	Estate administration related to: Correspondence and phone conversation with CWB regarding opening receivership bank account; compile required signatures and other required documentation;	185.00	0.50	92.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-02-14	KK	Various correspondence regarding rent; Prepare various schedules for rent;	295.00	1.50	442.50
2022-02-15	KK	Various correspondence and calls with Province of BC regarding speculation and vacancy tax; Prepare speculation and vacancy tax declaration; Various correspondence with property manager regarding fire safety inspections;	295.00	1.50	442.50
2022-02-16	SC	Prepare receipt and voucher; Deposit cheques in bank;	125.00	0.75	93.75
2022-02-16	DFC	Discussions with Doug Pulver of Colliers regarding the proposals; Review of draft proposal from Colliers and discussions with Mario Mainella;	595.00	2.20	1,309.00
2022-02-16	KK	Correspondence with Property Manager; Correspondence with Bill Randall; Review various Court documents;	295.00	0.60	177.00
2022-02-17	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.50	62.50
2022-02-17	DFC	Discussions with Bill Randall regarding their proposal;	595.00	0.30	178.50
2022-02-17	KK	Review proposal from Cushman;	295.00	0.50	147.50
2022-02-17	MM	Various correspondence and discussions with legal counsel;	595.00	0.70	416.50
2022-02-17	AD	Correspondence with legal counsel regarding CMHC criteria for rent-to-own; Review marketing proposal from Cushman;	350.00	0.80	280.00
2022-02-18	DFC	Email correspondence and discussions regarding proposals;	595.00	1.00	595.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-02-18	KK	Various discussions regarding market and non-market rental agreements and status;	295.00	0.25	73.75
2022-02-18	MM	Correspondence with legal counsel;	595.00	0.30	178.50
2022-02-22	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.25	31.25
2022-02-22	DFC	Email correspondence with Ritchie Clark and Will Roberts regarding the status of the receivership; Review of Colliers proposal; Email correspondence with Mario Mainella, Alan Davies and Will Roberts regarding the proposals;	595.00	4.20	2,499.00
2022-02-22	KK	Correspondence with property manager; Review proposal from Cushman; Review proposal from Colliers;	295.00	1.50	442.50
2022-02-22	AD	Review marketing proposal from Colliers;	350.00	0.40	140.00
2022-02-23	SC	Prepare receipt and voucher; Deposit cheques in bank;	125.00	0.50	62.50
2022-02-23	DFC	Email correspondence with Mario Mainella and Alan Davies regarding the proposals; Preparation of summary of proposals; Discussions with Mario Mainella, Kevin Koo and Alan Davies; Discussions with Hart Buck of Colliers and Bill Randall of Cushman regarding their proposals; Draft of email to lawyers and stakeholders; Discussions with Kevin Koo regarding the summary of proposals; Telephone call with stakeholders and legal counsel;	595.00	4.30	2,558.50
2022-02-23	KK	Various discussion regarding the proposals; Prepare summary of proposals;	295.00	6.50	1,917.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Prepare estimated timeline; Prepare schedule of estimated carrying costs; Attend call with Gerald Chiang, Ritchie Clark, Tina Mu, Dan Parlow, Scott Stephens, Will Roberts and Dan Nugent;			
2022-02-23	MM	Prepare for and attend call with Scott Stephens and Dan Nugent;	595.00	0.75	446.25
2022-02-23	AD	Conference call regarding marketing proposal; Discuss timeline to proceed with third reading;	350.00	1.30	455.00
2022-02-24	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.50	62.50
2022-02-24	DFC	Call with legal counsel regarding the go forward plan; Discussions with Kevin Koo, Mario Mainella and Alan Davies; Review of cash flow;	595.00	2.20	1,309.00
2022-02-24	KK	Review Colliers proposal and land residual calculation. Call with Morgan Iannone regarding the same; Attend call with Attend call with Gerald Chiang, Ritchie Clark, Tina Mu, Dan Parlow, Scott Stephens, Will Roberts and Dan Nugent; Prepare cash flow forecast and estimated timeline;	295.00	4.75	1,401.25
2022-02-24	MM	Review of Cushman report. Review of Colliers report. Prepare for and attend conference call with all of the respective legal counsel for secured creditors and the equity partners;	595.00	1.85	1,100.75
2022-02-24	AD	Call with legal counsel; Attend conference call with stakeholders;	350.00	1.40	490.00

Buffalo-Gentai - Receivership
 Invoice 9396

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Review estimated timeline for third reading;			
2022-02-25	KK	Call with Will Roberts; Prepare cash flow forecast and estimated timeline; Call with City of Port Moody;	295.00	3.50	1,032.50
2022-02-25	MM	Various correspondence; Conference call with legal counsel;	595.00	0.60	357.00
2022-02-26	KK	Prepare cash flow forecast and estimated timeline;	295.00	0.75	221.25
2022-02-28	KK	Various calls and correspondence with City of Port Moody; Correspondence with Wesley Woo to set up call; Edit cash flow forecast and estimated timeline; Review and approve repair request from property manager; Review property tax and utility notices;	295.00	3.50	1,032.50
2022-02-28	DFC	Review of cash flow and timeline.	595.00	0.50	297.50
	TOTAL			139.80	\$59,540.50

PROFESSIONAL FEES		\$59,540.50
DISBURSEMENTS		
Office Costs	2,097.00	
Ascend License Fee	275.00	
Postage - Form 87 Mail Out	15.36	
Stationary - Form 87 Mail Out	40.00	
		<u>2,427.36</u>
GST on Professional Fees	2,977.03	
GST on Taxable Disbursements	121.37	
		<u>3,098.40</u>
TOTAL THIS INVOICE		<u>\$65,066.26</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period December 13, 2021 to February 28, 2022 was as follows:

Summary of Hours

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	23.30	595.00	13,863.50
Doug Chivers	Senior Vice President	39.10	595.00	23,264.50
Alan Davies	Manager	12.50	350.00	4,375.00
Kevin Koo	Senior Associate	57.50	295.00	16,962.50
Sofie Parker	Estate Administrator	2.50	185.00	462.50
Administration	Administrative	4.90	125.00	612.50
Time Billed		139.80	425.90 *	59,540.50

(*Average)

April 22, 2022

Invoice No: 9405
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Canadian Western Bank
 10303 Jasper Avenue, Suite 3000
 Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period March 1, 2022 to March 31, 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>
2022-03-01	KK	Finalize cash flow forecast and estimated timeline; Various correspondence and calls with City of Port Moody;	295.00	3.50	1,032.50
2022-03-01	MM	Call with Dan Nugent. Call with Dan Parlow. Various correspondence.	595.00	0.75	446.25
2022-03-02	KK	Call with Wesley Woo, City of Port Moody Planner; Review insurance policy; Prepare summary of call with City of Port Moody Planner;	295.00	2.90	855.50
2022-03-02	MM	Call with planner at Port Moody;	595.00	0.50	297.50
2022-03-02	AD	Prepare for and attend call with Wesley Woo; Review various documents from Wesley Woo;	350.00	1.70	595.00

Buffalo-Gentai - Receivership
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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-03-03	KK	Call with CRA; Correspondence with Property Manager;	295.00	0.75	221.25
2022-03-03	MM	Various correspondence with legal counsel;	595.00	0.50	297.50
2022-03-04	KK	Various correspondence and discussions regarding timeline for Third Reading; Attend call with Will Roberts, Scott Stephens, Dan Parlow, Ritchie Clark and Dan Nugent;	295.00	1.50	442.50
2022-03-04	MM	Conference call with all respective legal counsel. Call with Will Roberts. Various correspondence and discussions regarding the same.	595.00	1.60	952.00
2022-03-04	AD	Attend call with stakeholders. Various discussions regarding third reading;	350.00	0.80	280.00
2022-03-07	DFC	Email correspondence to Gerald Chiang regarding the meeting to review the approach; Email correspondence with Dan Parlow regarding the approach; Email correspondence with Will Roberts and Alan Davies regarding the Court Order; Discussions with Will Roberts regarding the properties;	595.00	2.70	1,606.50
2022-03-07	KK	Call with CRA; Call with speculation and vacancy tax department to confirm filing; Review arrears invoices for WA Architect and Pooni; Correspondence with property manager;	295.00	1.90	560.50
2022-03-07	MM	Various correspondence with legal counsel;	595.00	0.50	297.50

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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-03-08	KK	Review rent to own and summarize the agreement. Various discussions regarding the same; Correspondence with Ed Wilson;	295.00	1.25	368.75
2022-03-08	SP	Estate administration related to: Process receipts and disbursements; Bank account and GL reconciliations.	185.00	0.50	92.50
2022-03-08	AD	Review amendments to receivership order; Various correspondence with legal counsel regarding rent to own agreement;	350.00	1.20	420.00
2022-03-09	DFC	Email correspondence with Alan Davies and Kevin Koo regarding a status update and weekly reporting. Review of the rent to own agreement and discussions with Kevin Koo.	595.00	1.50	892.50
2022-03-09	KK	Correspondence with Wesley Woo; Call with Chi Chi Cai of Pooni Group; Attend meeting with Gerald Chiang; Correspondence with WA Architects regarding engagement;	295.00	1.75	516.25
2022-03-09	AD	Review information from Gerald Chiang; Review rent to own agreement; Attend meeting with Gerald Chiang; Various correspondence with legal counsel regarding market rental agreement;	350.00	1.80	630.00
2022-03-10	DFC	Review of email correspondence from Kevin Koo regarding his discussions with Pooni Group and timing; Meeting with Gerald Chiang regarding his estimates of the timeline;	595.00	1.50	892.50
2022-03-10	KK	Various discussions regarding rent-to-own agreement; Correspondence with Will Roberts; Various correspondence with property manager;	295.00	2.00	590.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Prepare memo to Tina Mu; Correspondence with WA Architects;			
2022-03-10	MM	Various correspondence with legal counsel regarding amending Order. Correspondence and discussions regarding affidavit;	595.00	1.00	595.00
2022-03-11	DFC	Email correspondence with Will Roberts of Lawson Lundell, Alan Davies, Mario Mainella and Kevin Koo to discuss the response to Ritchie Clark; Review of the market rental agreement and email correspondence with Ed Wilson regarding the same; Review and revisions to update to Tina Mu;	595.00	2.80	1,666.00
2022-03-11	KK	Correspondence with Pooni Group;	295.00	0.25	73.75
2022-03-11	MM	Various correspondence with respective legal counsels and partners of the company;	595.00	0.50	297.50
2022-03-11	AD	Various correspondence with legal counsel regarding market rental and amendments to receivership order;	350.00	0.50	175.00
2022-03-12	DFC	Email correspondence with Will Roberts regarding the rent to own and market rental agreement; Discussions with Joel Schachter regarding the affidavit; Finalization of status update; Email correspondence with Kevin Koo regarding the payment of the arrears to the consultants and their proposals; Review of the Pooni Group proposal;	595.00	2.20	1,309.00
2022-03-14	DFC	Meeting with Joel Schachter for the review and signing of the affidavit; Email correspondence from Scott Stephens regarding the filed materials;	595.00	0.70	416.50

Buffalo-Gentai - Receivership
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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-03-14	KK	Review cash flow forecast and prepare draft progress draw request; Review and execute proposal from Pooni Group; Review and execute City of Port Moody letter of authorization; Review Rent-to-Own agreement; Correspondence with Property Manager;	295.00	3.75	1,106.25
2022-03-15	KK	Summarize City of Port Moody utilities invoices; Review June 22, 2021 minutes; Various discussions and correspondence regarding contributions with Pooni Group; Summarize and update rent roll; Call with Gerald Chiang regarding update; Correspondence with Property Manager;	295.00	3.50	1,032.50
2022-03-15	DFC	Review and approval of invoices; Review and email correspondence to Will Roberts regarding the rent to own agreement. Email correspondence with Kevin Koo regarding the same; Conference call with Gerald Chiang, Alan Davies, and Kevin Koo;	595.00	1.20	714.00
2022-03-15	AD	Review June 22, 2021 council meeting minutes; Attend conference call with Gerald Chiang; Various correspondence with legal counsel regarding rent to own agreement; Various discussions regarding market rental;	350.00	0.80	280.00
2022-03-16	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.25	31.25
2022-03-16	KK	Call with Pooni Group; Correspondence with City of Port Moody; Review comments from Ed Wilson regarding Rent-to-Own agreement;	295.00	4.50	1,327.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Various correspondence and discussions regarding the number of market rental agreements and other contributions;			
2022-03-16	DFC	Email correspondence with Alan Davies regarding the review of the rent to own agreement; Finalization of review of rent to own agreement. Email correspondence with Kevin Koo and Alan Davies regarding the same; Email correspondence with Kevin Koo regarding the approach for the market rental units; Email correspondence with Will Roberts regarding the timeframe;	595.00	1.30	773.50
2022-03-17	KK	Follow up with WA Architects; Review status update to Tina Mu; Follow up with Pooni Group regarding discussions with Bloom and contributions; Call and correspondence with Henry Wang of Hooker Craig Lum Group;	295.00	2.50	737.50
2022-03-17	DFC	Draft memo and email correspondence to Tina Mu regarding the status of the application; Discussions with Kevin Koo regarding various matters including the consultants proposals and valuation assessment;	595.00	1.00	595.00
2022-03-18	SC	Prepare receipt and voucher; Deposit cheques in bank;	125.00	0.50	62.50
2022-03-18	KK	Review architectural drawing; Various discussions regarding appraisal; Draft correspondence to Henry Wang regarding appraisal; Prepare various schedule to calculate value of contribution under three options;	295.00	5.60	1,652.00

Buffalo-Gentai - Receivership
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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-03-18	AD	Various discussions regarding contribution packages and market rentals; Review September 2020 appraisal; Various discussions with legal counsel regarding rent to own agreement; Attend call with appraiser;	350.00	1.50	525.00
2022-03-21	KK	Meeting with Will Roberts and Ed Wilson of Lawson Lundell; Various correspondence regarding contribution schedule; Correspondence with appraiser; Review September 2020 appraisal; Draft correspondence to stakeholders; Correspondence with property manager; Correspondence with Pooni Group;	295.00	4.25	1,253.75
2022-03-21	DFC	Conference call with legal counsel and Alan Davies regarding the rent to own agreement; Review of email correspondence from Hooker Craig Lum Group regarding the appraisal and discussions with Kevin Koo;	595.00	1.80	1,071.00
2022-03-22	KK	Call with CRA; Call and correspondence with Cushman & Wakefield and Colliers; Correspondence with property manager; Review letter of intent;	295.00	1.75	516.25
2022-03-22	DFC	Conference call with Gerald Chiang to discuss the status of the project. Discussions with Kevin Koo and Alan Davies regarding options presented by the City; Review of email correspondence from Kevin Koo regarding the options and discussions with realtors; Review of LOI received and email correspondence to legal counsel;	595.00	1.90	1,130.50
2022-03-22	MM	Review of LOI. Correspondence and discussions regarding the same;	595.00	0.50	297.50

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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-03-23	KK	Various correspondence with WA Architects; Review application response from Bridgehouse Law LLP;	295.00	0.30	88.50
2022-03-23	DFC	Review of the rent to own agreement finalized by Ed Wilson;	595.00	1.00	595.00
2022-03-23	SP	Estate administration related to various banking matters;	185.00	0.50	92.50
2022-03-24	KK	Review rent-to-own agreement; Review represent a client;	295.00	0.50	147.50
2022-03-24	DFC	Discussions with Hart Buck of Colliers regarding the LOI;	595.00	0.50	297.50
2022-03-25	KK	Review status update; Review correspondnce regarding letter of intent; Correspondence with Bill Randall;	295.00	1.00	295.00
2022-03-25	DFC	Review of the LOI and email correspondence with legal counsel. Email correspondence to stakeholders regarding the same;	595.00	0.90	535.50
2022-03-25	MM	Correspondence with legal counsel;	595.00	0.50	297.50
2022-03-25	AD	Attend conference call; Review letter of intent; Various correspondence with legal counsel regarding rent to own agreement;	350.00	1.20	420.00
2022-03-28	DFC	Telephone call with Cushman Wakefield regarding the options presented by the City and the estimated valuations. Discussions with Kevin Koo and Alan Davies regarding the same; Discussions with Kevin Koo and email correspondence with the City regarding the Bloom Group and non market units;	595.00	1.10	654.50

Buffalo-Gentai - Receivership
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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-03-28	KK	Correspondence with property manager; Correspondence with Chi Chi of Pooni; Meeting with Bill Randall and Craig Ballantyne of Cushman & Wakefield; Correspondence with Henry Wang, appraiser, regarding rent-to-own;	295.00	2.25	663.75
2022-03-28	AD	Attend conference call with Cushman; Various correspondence regarding Bloom Group and their interest to purchase additional non-market units;	350.00	0.60	210.00
2022-03-29	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.25	31.25
2022-03-29	KK	Prepare website update; Correspondence with WA Architects; Review recommendations on contribution packages from Colliers; Correspondence with Gerald;	295.00	2.10	619.50
2022-03-29	DFC	Review of analysis by Colliers for the various contribution variations; Email correspondence with Hart Buck regarding the LOI; Email correspondence with Kevin Koo and Gerald Chiang regarding outstanding invoices and payments;	595.00	1.50	892.50
2022-03-30	KK	Call with Bloom Group and Pooni Group; Call with CRA; Prepare memo regarding contribution packages; Various correspondence and calls with Chi Chi of Pooni Group; Review affordable housing guidelines;	295.00	2.75	811.25
2022-03-30	DFC	Telephone call with Bloom Group. Discussions with Kevin Koo and Alan Davies regarding the proposal; Further review of contribution valuations;	595.00	2.70	1,606.50
2022-03-30	AD	Review Collier's proformas; Review email from Pooni regarding new development metrics;	350.00	1.30	455.00

Buffalo-Gentai - Receivership
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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Review memo regarding contribution packages and provide comments; Attend conference call with Bloom Group and Pooni;			
2022-03-31	DFC	Review of email correspondence from Cushman regarding the contributions and valuations.	595.00	0.40	238.00
2022-03-31	KK	Prepare memo regarding contribution packages; Review amended receivership order;	295.00	2.10	619.50
	TOTAL			99.10	\$39,496.50

INVOICE SUMMARY

PROFESSIONAL FEES		\$39,496.50
DISBURSEMENTS		
Office Costs	<u>1,486.50</u>	1,486.50
GST on Professional Fees	1,974.83	
GST on Taxable Disbursements	<u>74.33</u>	2,049.16
TOTAL THIS INVOICE		<u>\$43,032.16</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 March 31, 2022 was as follows:

Summary of Hours

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	6.35	595.00	3,778.25
Doug Chivers	Senior Vice President	26.70	595.00	15,886.50
Alan Davies	Manager	11.40	350.00	3,990.00
Kevin Koo	Senior Associate	52.65	295.00	15,531.75
Sofie Parker	Estate Administrator	1.00	185.00	185.00
Administration	Administrative	1.00	125.00	125.00
Time Billed		99.10	398.55 *	39,496.50

(*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

May 25, 2022

Prospera Credit Union
Unit 1900 - 13450 102 Avenue
Surrey, BC V3T5Y1

Canadian Western Bank
10303 Jasper Avenue, Suite 3000
Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

**Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02**

Please find enclosed our Invoice No. 9430 for professional services rendered for the period April 1, 2022 to April 30, 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 1143924
B.C. Ltd., Buffalo-Gentai (St. Johns) Investment
Limited Partnership, and Buffalo-Gentai
Development Ltd.

Per: 

Douglas Chivers
/encl.

May 25, 2022

Invoice No: 9430
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Canadian Western Bank
 10303 Jasper Avenue, Suite 3000
 Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period April 1, 2022 to April 30, 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>
4/1/2022	DFC	Discussions with Kevin Koo regarding the memo to stakeholders and Cushman's comments; Email correspondence with Kevin Koo regarding the updated order and website; Review of the memo regarding the contribution package;	595.00	1.80	1,071.00
4/1/2022	KK	Edit memo regarding contribution packages; Review analysis from Cushman;	295.00	4.25	1,253.75
4/1/2022	SP	Estate administration related to banking matters;	185.00	0.50	92.50
4/1/2022	AD	Review Cushman's pro forma; Review and comment on memo;	350.00	0.40	140.00
4/4/2022	SC	Bank reconciliation;	125.00	0.25	31.25

Buffalo-Gentai - Receivership
 Invoice 9430

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/4/2022	DFC	Review of Cushman's valuation analysis; Discussions with Kevin Koo; Review and finalization of memo to stakeholders regarding the contributions; Review of comments from the City and email correspondence with Ed Wilson and Alan Davies regarding the requirements in the rent to own agreement;	595.00	2.80	1,666.00
4/4/2022	MM	Review and edit memo. Discussions regarding the same;	595.00	0.50	297.50
4/4/2022	KK	Review pro forma from Cushman; Call with Craig Ballantyne regarding pro forma; Edit memo regarding contribution package; Correspondence with property manager regarding moveouts; Review comments regarding rent-to-own agreement;	295.00	4.90	1,445.50
4/4/2022	AD	Various correspondence with legal counsel regarding rent-to-own agreement;	350.00	0.20	70.00
4/5/2022	DFC	Discussions with Kevin Koo regarding the Cushman appraisals; Discussions with Kevin Koo and Mario Mainella regarding the memo to stakeholders and request for a telephone call;	595.00	1.20	714.00
4/5/2022	KK	Call with Pooni regarding discussions with Gerald Chiang. Various correspondence regarding the same; Call and correspondence with Lily Xie of Gentai. Review ITC listing; Various correspondence regarding memo;	295.00	2.70	796.50
4/6/2022	DFC	Review of the rent-to-own agreement and telephone call with Alan Davies and Kevin Koo regarding changes;	595.00	3.80	2,261.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/6/2022	KK	Various correspondence and calls with Pooni; Follow up with appraiser; Review rent-to-own comments; Various discussions regarding contribution packages;	295.00	2.75	811.25
4/6/2022	MM	Various correspondence and discussions with consultants; Correspondence with legal counsel;	595.00	0.50	297.50
4/6/2022	AD	Review correspondence from Ritchie Clark; Various discussions and correspondence with legal counsel regarding rent-to-own agreement;	350.00	0.60	210.00
4/7/2022	SC	Draft miscellaneous correspondence;	125.00	0.50	62.50
4/7/2022	DFC	Discussions with Will Roberts and Pooni regarding the contact requests by Gerald Chiang and Ritchie Clark; Draft of email correspondence. Discussions with Mario Mainella regarding the same; Discussions and review of the timeline with Pooni Group and Kevin Koo; Telephone call with Ed Wilson to discuss the rent-to-own agreement and our recommended course of action. Discussions with Alan Davies and Kevin Koo regarding the same;	595.00	5.10	3,034.50
4/7/2022	KK	Discussions regarding rent-to-own agreement; Correspondence with property manager; Call with Cushman to discuss pro formas; Call with Ed Wilson to discuss rent-to-own agreement;	295.00	2.75	811.25
4/7/2022	AD	Attend conference call with legal counsel to discuss rent-to-own agreement; Review changes to rent-to-own	350.00	1.00	350.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		agreement; Review Cushman's revised pro forma;			
4/8/2022	DFC	Review of Cushmans pro forma; Discussions with Kevin Koo regarding the assessment of the market rentals and valuations; Review of Ritchie Clark's and his clients assessment of the valuations. Discussions with Cushman and Colliers regarding the same;	595.00	4.30	2,558.50
4/8/2022	KK	Call with Gerald Chiang; Call with Cushman and Colliers; Various discussion regarding price of market rental vs. condo units; Draft email summarizing discussions with Cushman and Colliers; Review email from Ritchie Clark; Follow up with WA Architects;	295.00	5.90	1,740.50
4/8/2022	AD	Various correspondence and discussions regarding contribution package options and comments from Gerald Chiang;	350.00	0.30	105.00
4/11/2022	DFC	Email correspondence with the stakeholders regarding Cushmans pro forma; Conference call with the stakeholders and Pooni Group;	595.00	2.20	1,309.00
4/11/2022	KK	Call with Tina Mu of Gentai; Prepare for and attend call with stakeholders; Correspondence with Morgan Iannone of Colliers; Correspondence with Blaire Chisholm of Pooni Group; Various correspondence with Pooni Group regarding contacting council members and contribution package; Review rent collected for April. Correspondence with Top Vision regarding the same;	295.00	4.50	1,327.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/11/2022	AD	Follow up with legal counsel on rent-to-own agreement; Attend conference call with stakeholders; Various discussions regarding contribution package; Review various correspondence with Pooni;	350.00	1.20	420.00
4/12/2022	KK	Various correspondence with Pooni Group regarding contacting council members and contribution package; Correspondence regarding rent-to-own agreement;	295.00	1.75	516.25
4/12/2022	DFC	Discussions with Kevin Koo regarding Pooni Group approach; Review of rent-to-own edits and further email correspondence with Alan Davies and Ed Wilson;	595.00	1.50	892.50
4/12/2022	SP	Various estate administration and banking tasks;	185.00	0.50	92.50
4/13/2022	KK	Call with Pooni Group; Correspondence with appraiser;	295.00	0.50	147.50
4/13/2022	DFC	Email correspondence with Ed Wilson regarding the rent-to-own and comments from the City; Discussions with Alan Davies;	595.00	1.10	654.50
4/13/2022	AD	Various correspondence with legal counsel regarding rent-to-own agreement; Attend conference call with Pooni regarding approach to contact council members;	350.00	0.90	315.00
4/14/2022	KK	Review rent-to-own agreement. Various discussions regarding the same; Correspondence with property manager;	295.00	0.90	265.50

Buffalo-Gentai - Receivership
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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/18/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.75	93.75
4/18/2022	KK	Correspondence with property manager;	295.00	0.25	73.75
4/19/2022	DFC	Update discussions with Kevin Koo;	595.00	0.50	297.50
4/19/2022	KK	Follow up with appraisal; Follow up with architect;	295.00	0.50	147.50
4/20/2022	DFC	Email correspondence with Tina Mu regarding an update on the status; Discussions with Kevin Koo regarding an update memo and status of the discussions from Pooni; Review of the memo from Pooni regarding the message to councilors. Email correspondence regarding the same;	595.00	1.70	1,011.50
4/20/2022	KK	Call with Pooni; Draft Memo and prepare budget to actuals; Review and comment on key messaging to Council;	295.00	4.20	1,239.00
4/21/2022	DFC	Review and edits to the memo to stakeholders; Discussions with Kevin Koo; Email correspondence with Tina Mu; Discussions with Kevin Koo regarding Pooni;	595.00	3.10	1,844.50
4/21/2022	KK	Draft Memo and prepare budget to actuals; Various discussions regarding timeline; Review correspondence from Pooni;	295.00	4.90	1,445.50
4/21/2022	AD	Review and comment on letter from Pooni; Review memo to stakeholders; Follow up with legal counsel;	350.00	0.60	210.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/22/2022	DFC	Discussions with legal counsel regarding the update and stakeholder calls;	595.00	0.70	416.50
4/22/2022	KK	Finalize memo; Review various proformas and compare package A and B; Various correspondence with appraiser;	295.00	4.50	1,327.50
4/25/2022	DFC	Telephone call with Tina Mu and discussions with Kevin Koo; Email correspondence with legal counsel;	595.00	0.60	357.00
4/25/2022	KK	Review City of Port Moody meeting minutes; Correspondence with Craig Ballantyne of Cushman; Attend call with Tina Mu; Follow up with appraisal. Various correspondence with appraiser; Correspondence with Pooni; Correspondence with property manager regarding moveout of tenant; Call with insurance broker; Follow up with architect;	295.00	5.50	1,622.50
4/25/2022	AD	Review April 19, 2022 council meeting regarding OCP survey and inclusionary housing policy; Correspondence regarding appraisal;	350.00	0.70	245.00
4/26/2022	DFC	Discussions with realtors regarding the timing of the sale; Discussions and email correspondence with Kevin Koo;	595.00	1.20	714.00
4/26/2022	KK	Correspondence and call with Erin Elliot of Gentai; Review drawing regarding location of non-market units. Various correspondence regarding the same; Correspondence with property manager; Review email from Craig Ballantyne;	295.00	1.25	368.75

Buffalo-Gentai - Receivership
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<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
4/27/2022	DFC	Review of realtors response on timing of the sale;	595.00	0.20	119.00
4/27/2022	KK	Various correspondence with Pooni regarding discussions with councillors; Correspondence with Morgan Iannone of Colliers; Correspondence regarding financials;	295.00	3.30	973.50
4/28/2022	DFC	Review of correspondence from Pooni and discussions with Kevin Koo; Discussions with Kevin Koo on filing of tax returns;	595.00	1.30	773.50
4/28/2022	KK	Various discussions regarding inclusionary housing policy; Prepare update regarding inclusionary housing policy and response from councillors; Correspondence with insurance broker; Correspondence with appraiser;	295.00	3.50	1,032.50
4/28/2022	AD	Review correspondence from Pooni; Various discussion regarding inclusionary housing policy adopted by council;	350.00	0.80	280.00
4/29/2022	DFC	Further discussions with Pooni and Kevin Koo regarding the change on the inclusionary housing policy and go forward approach; Email correspondence with Mario Mainella;	595.00	0.80	476.00
4/29/2022	SC	Bank reconciliation;	125.00	0.25	31.25
4/29/2022	KK	Correspondence with Pooni; Review and prepare drawings for non-market units; Draft memo; Review proposal from WA;	295.00	2.50	737.50
4/29/2022	AD	Follow up with legal counsel on rent-to-own agreement; Review correspondence from Pooni.	350.00	0.20	70.00
TOTAL				105.85	\$41,667.75

INVOICE SUMMARY

PROFESSIONAL FEES		\$41,667.75
DISBURSEMENTS		
Office Costs	<u>1,587.75</u>	1,587.75
GST on Professional Fees	2,083.39	
GST on Taxable Disbursements	<u>79.39</u>	2,162.78
TOTAL THIS INVOICE		<u>\$45,418.28</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period April 1, 2022 to April 30, 2022 was as follows:

Summary of Hours

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	1.00	595.00	595.00
Doug Chivers	Senior Vice President	33.90	595.00	20,170.50
Alan Davies	Manager	6.90	350.00	2,415.00
Kevin Koo	Senior Associate	61.30	295.00	18,083.50
Sofie Parker	Estate Administrator	1.00	185.00	185.00
Administration	Administrative	1.75	125.00	218.75
Time Billed		105.85	393.65 *	41,667.75

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
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Tel: 604.689.8939
Fax: 604.689.8584
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June 13, 2022

Prospera Credit Union
Unit 1900 - 13450 102 Avenue
Surrey, BC V3T5Y1

Canadian Western Bank
10303 Jasper Avenue, Suite 3000
Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

**Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02**

Please find enclosed our Invoice No. 9449 for professional services rendered for the period May 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 1143924 B.C. Ltd.,
Buffalo-Gentai (St. Johns) Investment Limited Partnership,
and Buffalo-Gentai Development Ltd.

Per: 

Douglas Chivers
/encl.

June 13, 2022

Invoice No: 9449
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Canadian Western Bank
 10303 Jasper Avenue, Suite 3000
 Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period May 1, 2022 to May 31, 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>
5/2/2022	KK	Various correspondence with insurer regarding vacant property; Various correspondence with property manager; Finalize WA Architects proposal; Call with Bloom Group; Review and edit MOU; Review draft appraisal. Various discussion regarding the same; Draft memo to stakeholders; Review rent-to-own agreement; Review tenant application for 129 Buller;	295.00	4.50	1,327.50
5/2/2022	DFC	Review and edits of memo to stakeholders; Email correspondence with Kevin Koo regarding the vacant house and insurance;	595.00	2.20	1,309.00
5/3/2022	KK	Draft memo to stakeholders; Call with CWB regarding progress draw; Call to discuss rent-to-own units;	295.00	4.10	1,209.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Review and comment on appraisal; Review estimate to board up vacant unit from property manager. Call with insurance broker regarding the same; Correspondence with Graham Wood of Bloom Group regarding non-market. Various discussions regarding the same; Correspondence with Bloom Group; Correspondence with architect regarding drawings; Review rental application; Correspondence with BC Hydro and Fortis BC;			
5/3/2022	DFC	Discussions with Kevin Koo regarding the tenants single family home and insurance; Review of email correspondence with Hub; Review and edits to the draft memo on status of development and review of inclusionary zoning policy; Review of the appraisal by HCLG and discussions with Alan Davies and Kevin Koo; Review and discussions regarding the rent to own agreement; Email correspondence with Tina Mu regarding status; Discussions with Kevin Koo regarding the rental of 129 Buller;	595.00	5.30	3,153.50
5/3/2022	AD	Various correspondence regarding memorandum of understanding with Bloom; Review draft appraisal. Various correspondence regarding the same; Various correspondence with legal counsel regarding rent-to-own agreement;	350.00	2.30	805.00
5/4/2022	KK	Attend site and walkthrough of premises; Call with Graham Wood of Bloom Group; Correspondence with BC Assessments; Correspondence with Erin Elliot of Gentai;	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>
		Call and correspondence with Prospera and CWB regarding progress draw request; Correspondence with City of Port Moody regarding property taxes; Review various materials for development application;			
5/4/2022	SP	Estate administration related to various banking matters;	185.00	0.50	92.50
5/4/2022	DFC	Conference call with legal counsel regarding the rent to own agreement; Finalization of memo on status; Review of the non-market and RTO drawing and the addendum; Review of costs for maintenance and dealing with vacant house; Email correspondence with architects regarding proposed breakdown drawing;	595.00	2.30	1,368.50
5/5/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.75	93.75
5/5/2022	KK	Call with Chi Chi of Pooni to discuss sustainability report card and various application materials; Correspondence with property manager; Review of revised rent-to-own agreement;	295.00	1.25	368.75
5/5/2022	DFC	Discussions with Kevin Koo and Alan Davies regarding the next steps and timing to meet the deadline for third reading;	595.00	0.70	416.50
5/6/2022	KK	Correspondence regarding revising the non-market agreement to change number of units; Follow up with appraiser and architect; Review and comment on draft letter to City of Port Moody;	295.00	2.10	619.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
5/6/2022	DFC	Review and approval of various invoices; Discussions with Kevin Koo regarding response from various councillors; Email correspondence with architects and Pooni Group regarding the sustainability report card; Review of letter to the City planner regarding the revised amenity contribution; Review of the unit breakdown drawing from the architects;	595.00	2.20	1,309.00
5/9/2022	KK	Call with Morgan Ianonne of Colliers; Review and comment on draft appraisal; Review and comment on non-market agreement; Correspondence with Pooni; Various correspondence regarding Progress Draw 1;	295.00	3.50	1,032.50
5/9/2022	DFC	Review of the appraisals; Discussions with Kevin Koo regarding the same; Email correspondence with Kevin Koo and Pooni Group regarding the City planner letter;	595.00	1.10	654.50
5/9/2022	AD	Attend conference call with Graham Wood of Bloom; Various discussions regarding items to be submitted to the City; Various correspondence with legal counsel regarding rent-to-own agreement; Review letter to City prepared by Pooni. Provide comments on the same; Discussions regarding draft appraisal;	350.00	2.10	735.00
5/10/2022	SC	Post deposit to Ascend; Create receipt voucher;	125.00	0.25	31.25
5/10/2022	KK	Correspondence regarding Progress Draw 1; Review and allocate rent collected; Review finalized appraisal. Various	295.00	2.10	619.50

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		correspondence regarding the same; Email documents to Pooni;			
5/10/2022	SP	Estate administration related to various banking matters;	185.00	0.50	92.50
5/10/2022	DFC	Discussions with Kevin Koo regarding amenity contribution letter; Email correspondence with Pooni Group;	595.00	0.80	476.00
5/11/2022	SC	Post cheques to Ascend and prepare receipt vouchers; Deposit in bank;	125.00	0.75	93.75
5/11/2022	KK	Prepare and send Receiver's Certificate; Various correspondence with Pooni regarding contribution package value; Review rent-to-own agreement; Correspondence regarding unit 3101 St. John;	295.00	2.50	737.50
5/11/2022	DFC	Email correspondence with Kevin Koo and Pooni Group regarding the amenity contribution; Update from Pooni on discussions from Councillors; Review of changes on the rent to own agreement;	595.00	1.20	714.00
5/12/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
5/12/2022	KK	Final review of rent-to-own agreement and send to Pooni;	295.00	0.50	147.50
5/12/2022	DFC	Review and approval of various invoices;	595.00	0.50	297.50
5/13/2022	SC	Draft miscellaneous correspondence;	125.00	0.50	62.50
5/13/2022	KK	Attend site; Correspondence with Tina Mu; Correspondence with Property Manager;	295.00	1.40	413.00

Buffalo-Gentai - Receivership
 Invoice 9449

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
5/13/2022	DFC	Discussions with Kevin Koo and update to Tina Mu;	595.00	0.60	357.00
5/16/2022	KK	Various correspondence and discussions regarding tentative public hearing and third reading dates;	295.00	0.50	147.50
5/16/2022	DFC	Email correspondence and discussions with Kevin Koo regarding: - revised amenity package; - timing; - issues; - update to group; Email correspondence with Tina Mu regarding interested parties and sales process down the road;	595.00	1.80	1,071.00
5/17/2022	KK	Various discussions with Pooni regarding public hearing and third reading; Correspondence with property manager;	295.00	0.50	147.50
5/17/2022	SP	Estate administration related to: Review and edit receipts and disbursements; Reconcile GL and bank account;	185.00	0.75	138.75
5/18/2022	KK	Email to stakeholders for update. Various correspondence regarding the same; Various discussions regarding public hearing and third reading;	295.00	0.90	265.50
5/18/2022	AD	Review finalized appraisal; Review correspondence from Pooni regarding discussions with Councilor Madsen; Various correspondence with legal counsel regarding rent-to-own agreement; Review correspondence from City's planner regarding date for public hearing and third reading; Various discussions regarding timing of	350.00	1.40	490.00

Buffalo-Gentai - Receivership
 Invoice 9449

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		third reading and readings for housing agreements;			
5/19/2022	SC	Edit miscellaneous correspondence;	125.00	0.50	62.50
5/20/2022	KK	Various discussion regarding public hearing; Correspondence with Tina Mu;	295.00	0.50	147.50
5/24/2022	SC	Bank reconciliation;	125.00	0.25	31.25
5/24/2022	KK	Review and comment on public hearing outreach information sheet; Various correspondence with Pooni;	295.00	0.75	221.25
5/24/2022	DFC	Review of the information sheet and email correspondence with Kevin Koo;	595.00	0.70	416.50
5/25/2022	SC	Finalize miscellaneous correspondence; Record deposit to Ascend; Prepare receipt voucher;	125.00	1.00	125.00
5/25/2022	KK	Review finalized information sheet;	295.00	0.25	73.75
5/27/2022	KK	Review letter for Ritchie Clark. Correspondence regarding the same;	295.00	0.50	147.50
5/27/2022	DFC	Review of letter received from Ritchie Clark and discussions with Will Roberts, Kevin Koo and Alan Davies;	595.00	1.20	714.00
5/30/2022	DFC	Review of correspondence to Ritchie Clark and comments to legal counsel; Email correspondence with Kevin Koo regarding City's report on non-market;	595.00	1.20	714.00
5/30/2022	KK	Call and correspondence with Chi Chi Cai; Correspondence with property manager; Review and comment on draft letter to Ritchie Clark;	295.00	1.25	368.75
5/30/2022	AD	Review information sheet drafted by Pooni. Provide comments on the same; Review correspondence from legal counsel;	350.00	0.80	280.00

Buffalo-Gentai - Receivership
Invoice 9449

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Review correspondence from Pooni regarding non-market units;			
5/31/2022	KK	Call with Chi Chi regarding third reading; Various discussions regarding appraisal.	295.00	0.75	221.25
	TOTAL			66.50	\$25,478.00

INVOICE SUMMARY

PROFESSIONAL FEES		\$25,478.00
DISBURSEMENTS		
Office Costs	997.50	997.50
GST on Professional Fees	1,273.90	
GST on Taxable Disbursements	49.88	1,323.78
TOTAL THIS INVOICE		\$27,799.28

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

Summary of Hours

Staff	Position	Hours	Hourly Rate \$	Total \$
Doug Chivers	Senior Vice President	21.80	595.00	12,971.00
Alan Davies	Manager	6.60	350.00	2,310.00
Kevin Koo	Senior Associate	31.35	295.00	9,248.25
Sofie Parker	Estate Administrator	1.75	185.00	323.75
Administration	Administrative	5.00	125.00	625.00
Time Billed		66.50	383.13 *	25,478.00

(*Average)



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

July 15, 2022

Prospera Credit Union
Unit 1900 - 13450 102 Avenue
Surrey, BC V3T5Y1

Canadian Western Bank
10303 Jasper Avenue, Suite 3000
Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

**Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02**

Please find enclosed our Invoice No. 9470 for professional services rendered for the period June 1, 2022 to June 30, 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 1143924 B.C. Ltd.,
Buffalo-Gentai (St. Johns) Investment Limited Partnership,
and Buffalo-Gentai Development Ltd.

Per: 

Douglas Chivers
/encl.

July 15, 2022

Invoice No: 9470
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Canadian Western Bank
 10303 Jasper Avenue, Suite 3000
 Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period June 1, 2022 to June 30, 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>
6/1/2022	KK	Call with Melissa Wong of CRA;	295.00	0.25	73.75
6/1/2022	DFC	Discussions with Kevin Koo regarding the update to Tina Mu;	595.00	0.20	119.00
6/1/2022	SP	Estate administration tasks related to various banking matters, review receipt and disbursements, process electronic payments, edit and finalize miscellaneous correspondence;	185.00	0.50	92.50
6/2/2022	KK	Correspondence to stakeholders regarding update; Correspondence with Dan Nugent; Various correspondence with Chi Chi Cai; Call with City of Port Moody regarding property taxes;	295.00	2.00	590.00

Buffalo-Gentai - Receivership
 Invoice 9470

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
6/2/2022	DFC	Email correspondence with legal counsel regarding the update from Pooni and proposed correspondence to the stakeholders;	595.00	0.80	476.00
6/3/2022	KK	Review email from Chi Chi Cai regarding activities to date. Correspondence regarding the same;	295.00	0.25	73.75
6/3/2022	DFC	Review of email correspondence from Pooni Group regarding actions to date; Discussions with Kevin Koo regarding the councillors and receivership involvement;	595.00	0.70	416.50
6/7/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.50	62.50
6/7/2022	KK	Draft memo and progress draw request;	295.00	0.75	221.25
6/8/2022	KK	Correspondence with Tina Mu; Review proposals;	295.00	0.50	147.50
6/8/2022	SP	Estate administration tasks related to various banking matters, review receipt and disbursements, process cheques and electronic payments, edit and finalize miscellaneous correspondence;	185.00	0.50	92.50
6/9/2022	KK	Draft memo;	295.00	0.75	221.25
6/10/2022	KK	Draft memo; Review and provide allocations for rental income. Correspondence with property manager regarding the same; Correspondence with Capstone insurance;	295.00	2.10	619.50
6/13/2022	KK	Correspondence with Cushman; Various correspondence regarding additional proposals; Follow up with Chi Chi regarding FAQ;	295.00	0.50	147.50

Buffalo-Gentai - Receivership
 Invoice 9470

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
6/14/2022	SP	Estate administration tasks related to various banking matters, review receipt and disbursements, process cheques and electronic payments, edit and finalize miscellaneous correspondence;	185.00	0.50	92.50
6/14/2022	KK	Call with Kevin Douglas of JLL regarding proposal. Correspondence regarding the same;	295.00	0.90	265.50
6/15/2022	KK	Prepare memo and progress draw request;	295.00	0.75	221.25
6/16/2022	KK	Review and provide comments on FAQ from Pooni. Various discussions regarding the same;	295.00	0.90	265.50
6/16/2022	AD	Correspondence from Chi Chi regarding sustainability report card; Review and comment on FAQ prepared by Pooni;	350.00	0.30	105.00
6/17/2022	KK	Draft letter to CRA regarding GST account;	295.00	0.30	88.50
6/20/2022	KK	Call with Pooni regarding public hearing;	295.00	0.50	147.50
6/21/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
6/21/2022	SP	Estate administration tasks related to various banking matters, review receipt and disbursements, process cheques and electronic payments, edit and finalize miscellaneous reports and correspondence;	185.00	0.50	92.50
6/21/2022	DFC	Email correspondence with architects and planners regarding the public hearing; Discussions and email correspondence with Kevin Koo regarding draft list of questions for the public hearing; Review and approval of various payments;	595.00	7.80	4,641.00

Buffalo-Gentai - Receivership
 Invoice 9470

DATE	STAFF	DESCRIPTION	RATE	TIME	FEE
		Review and edits to the update on the Receiver's activities and email correspondence with Kevin Koo. Email correspondence with Will Roberts regarding the same; Review and signing of receiver's certificates for payment of ongoing invoices; Discussions with Kevin Douglas regarding their proposal. Review of the proposal and discussions with Kevin Koo; Email correspondence with WA Architects regarding the reissued drawings;			
6/22/2022	SC	Post cheques to Ascend and prepare receipt vouchers; Deposit in bank;	125.00	0.50	62.50
6/22/2022	KK	Call with JLL; Various correspondence regarding memo; Call with architect; Various discussions regarding architectural plan;	295.00	2.75	811.25
6/23/2022	KK	Finalize memo; Various discussions with Chi Chi of Pooni; Review PowerPoint; Various discussions regarding public hearing and third reading;	295.00	2.50	737.50
6/24/2022	KK	Various correspondence with Pooni;	295.00	0.90	265.50
6/24/2022	AD	Discussions with architect regarding drawings with respect to zoning, parking and square footage of non-market; Review draft slide presentation; Review revised drawings from architect;	350.00	1.00	350.00
6/27/2022	SC	Bank reconciliation;	125.00	0.25	31.25

Buffalo-Gentai - Receivership
 Invoice 9470

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
6/27/2022	KK	Various correspondence regarding public hearing and third reading; Correspondence with property manager;	295.00	0.50	147.50
6/28/2022	KK	Various calls regarding public hearing and third reading; Review public hearing materials; Prepare for and attend public hearing and third reading;	295.00	8.10	2,389.50
6/28/2022	DFC	Conference call with Pooni and WA Architects regarding the public hearing; Review of the proposed presentation; Attendance at the public hearing; Discussions with Kevin Koo regarding the 3rd reading approval. Email correspondence with Will Roberts and various other parties regarding the same; Discussions with Kevin Koo regarding a memo for the stakeholders re: next steps;	595.00	3.30	1,963.50
6/28/2022	AD	Attend conference call with architect and Pooni; Prepare for public hearing and third reading;	350.00	1.00	350.00
6/29/2022	KK	Correspondence regarding third reading approval; Confirm payment of property taxes with City of Port Moody; Prepare summary of marketing proposals;	295.00	1.50	442.50
6/30/2022	KK	Review and summarize sales and marketing proposals; Call with Bill Randall.	295.00	3.90	1,150.50
TOTAL				49.95	\$18,099.25

INVOICE SUMMARY

PROFESSIONAL FEES		\$18,099.25
DISBURSEMENTS		
Office Costs	<u>749.25</u>	749.25
GST on Professional Fees	904.96	
GST on Taxable Disbursements	<u>37.46</u>	942.42
TOTAL THIS INVOICE		<u>\$19,790.92</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period June 1, 2022 to June 30, 2022 was as follows:

Summary of Hours

Staff	Position	Hours	Hourly Rate \$	Total \$
Doug Chivers	Senior Vice President	12.80	595.00	7,616.00
Alan Davies	Manager	2.30	350.00	805.00
Kevin Koo	Senior Associate	30.60	295.00	9,027.00
Sofie Parker	Estate Administrator	2.00	185.00	370.00
Administration	Administrative	2.25	125.00	281.25
Time Billed		49.95	362.35 *	18,099.25

(*Average)



The Bowra Group Inc.
Suite 430, One Bentall Centre
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August 10, 2022

Prospera Credit Union
Unit 1900 - 13450 102 Avenue
Surrey, BC V3T5Y1

Canadian Western Bank
10303 Jasper Avenue, Suite 3000
Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

**Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02**

Please find enclosed our Invoice No. 9476 for professional services rendered for the period July 1, 2022 to July 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 1143924
B.C. Ltd., Buffalo-Gentai (St. Johns) Investment
Limited Partnership, and Buffalo-Gentai
Development Ltd.

Per:

Douglas Chivers
/encl.

August 10, 2022

Invoice No: 9476
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Canadian Western Bank
 10303 Jasper Avenue, Suite 3000
 Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period July 1, 2022 to July 31, 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>
7/4/2022	KK	Edits to memo on sales and marketing proposals; Correspondence with Gerald Chiang regarding third reading documents; Call with Craig Ballantyne of Cushman. Review pro-formas; Call with Morgan Iannone of Colliers;	295.00	3.70	1,091.50
7/4/2022	DFC	Review and edits of sales and marketing report to stakeholders; Email correspondence with Kevin Koo;	595.00	1.20	714.00
7/5/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	0.50	62.50
7/5/2022	KK	Various correspondence with Chi Chi of Pooni; Finalize memo on sales and marketing proposals. Correspondence with legal counsel regarding the same; Review correspondence from Wesley	295.00	3.90	1,150.50

Buffalo-Gentai - Receivership
 Invoice 9476

DATE	STAFF	DESCRIPTION	RATE	TIME	FEE
		Woo, City of Port Moody planner regarding parking stalls; Review of architectural drawings; Correspondence with property manager; Correspondence with legal counsel regarding application for conduct of sale; Draft Report to Court;			
7/5/2022	DFC	Review and finalization of report to the stakeholders regarding the proposals from realtors. Discussions with Kevin Koo regarding the same;	595.00	1.40	833.00
7/6/2022	SC	Post deposit to Ascend and prepare receipt voucher; Deposit cheque in bank;	125.00	1.00	125.00
7/6/2022	KK	Draft Report to Court; Prepare statement of receipts and disbursements;	295.00	1.50	442.50
7/7/2022	KK	Correspondence with property manager;	295.00	0.25	73.75
7/8/2022	KK	Draft Report to Court; Follow up with WA Architects;	295.00	7.10	2,094.50
7/8/2022	SC	Bank reconciliation;	125.00	0.25	31.25
7/11/2022	DFC	Conference call with the stakeholders and legal counsel; Email correspondence with Will Roberts of Lawson Lundell regarding the timing of the Court application;	595.00	0.60	357.00
7/11/2022	KK	Prepare for and attend call with stakeholders; Call with KPMG; Provide rental income summaries; Correspondence with property manager;	295.00	2.35	693.25
7/11/2022	MM	Prepare for and attend call with shareholders and secured creditors;	595.00	0.65	386.75
7/12/2022	DFC	Email correspondence with Will Roberts of Lawson Lundell regarding the timing of the application materials;	595.00	0.70	416.50

Buffalo-Gentai - Receivership
 Invoice 9476

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Discussions with Kevin Koo regarding the Court report;			
7/12/2022	SC	Draft, edit and finalize miscellaneous correspondence;	125.00	2.00	250.00
7/12/2022	KK	Edit Report to Court; Correspondence with legal counsel regarding financials; Correspondence with KPMG;	295.00	1.00	295.00
7/13/2022	KK	Edit Report to Court. Correspondence with legal counsel regarding the same; Correspondence with property manager;	295.00	2.75	811.25
7/13/2022	SP	Review receipts and disbursements; Reconcile GL and bank account;	185.00	0.25	46.25
7/14/2022	DFC	Review and edits to the Court report. Discussions with Kevin Koo regarding the same; Telephone call with legal counsel and Kevin Koo regarding matters affecting the Court application; Discussions with Colliers regarding a listing agreement;	595.00	3.40	2,023.00
7/14/2022	KK	Edit Report to Court; Call with Will Roberts; Correspondence with Gerald Chiang;	295.00	2.75	811.25
7/15/2022	DFC	Finalization of Court report and discussions with Kevin Koo; Email correspondence with legal counsel regarding the same;	595.00	1.40	833.00
7/15/2022	KK	Review correspondence from KPMG; Review prior years financials and T5013; Review comments from legal counsel on Report to Court and finalize;	295.00	0.90	265.50
7/18/2022	KK	Review limited partnership agreement; Call with Tiffany Lo of KPMG; Review listing agreement from Colliers;	295.00	2.00	590.00

Buffalo-Gentai - Receivership
 Invoice 9476

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
7/18/2022	DFC	Email correspondence with legal counsel regarding service; Review of the draft listing agreement with Colliers;	595.00	1.40	833.00
7/20/2022	KK	Prepare website update; Review listing agreement;	295.00	0.75	221.25
7/20/2022	DFC	Review of legal counsel edits to the listing agreement. Email correspondence with the same;	595.00	1.00	595.00
7/21/2022	KK	Review listing agreement; Correspondence with Erin Elliot;	295.00	0.50	147.50
7/21/2022	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	125.00	1.00	125.00
7/22/2022	KK	Prepare website update; Various correspondence and discussions regarding housing agreements;	295.00	0.75	221.25
7/25/2022	KK	Correspondence with Chi Chi Cai;	295.00	0.50	147.50
7/26/2022	KK	Review correspondence from Pooni regarding next steps. Various discussions regarding the same;	295.00	0.60	177.00
7/26/2022	DFC	Discussions with Kevin Koo regarding the timing of final adoption and other matters;	595.00	0.30	178.50
7/27/2022	KK	Correspondence with legal counsel; Prepare Draw Request; Review appraisal; Review materials from David Lee of Gentai. Correspondence regarding the same;	295.00	4.25	1,253.75
7/27/2022	DFC	Email correspondence and discussions with Will Roberts of Lawson Lundell regarding Gerald Chiang opposing the Receiver's activities and approval of the Court Order;	595.00	2.10	1,249.50

Buffalo-Gentai - Receivership
Invoice 9476

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Review and edits to the report to Tina Mu regarding expenses to date;			
7/28/2022	KK	Correspondence with appraiser; Correspondence with CWB and Prospera regarding payout;	295.00	0.75	221.25
7/28/2022	DFC	Reivew of the LOI and discussions with Will Roberts of Lawson Lundell;	595.00	0.70	416.50
7/29/2022	KK	Prepare budget to actuals and send to Tina Mu; Review LOI.	295.00	2.75	811.25
	TOTAL			58.90	\$20,995.50

INVOICE SUMMARY

PROFESSIONAL FEES		\$20,995.50
DISBURSEMENTS		
Office Costs	<u>883.50</u>	883.50
GST on Professional Fees	1,049.78	
GST on Taxable Disbursements	<u>44.18</u>	1,093.96
TOTAL THIS INVOICE		<u>\$22,972.96</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, 2022 to July 31, 2022 was as follows:

Summary of Hours

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	0.65	595.00	386.75
Doug Chivers	Senior Vice President	14.20	595.00	8,449.00
Kevin Koo	Senior Associate	39.05	295.00	11,519.75
Sofie Parker	Estate Administrator	0.25	185.00	46.25
Administration	Administrative	4.75	125.00	593.75
Time Billed		<u>58.90</u>	<u>356.46 *</u>	<u>20,995.50</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

October 14, 2022

Prospera Credit Union
Unit 1900 - 13450 102 Avenue
Surrey, BC V3T5Y1

Canadian Western Bank
10303 Jasper Avenue, Suite 3000
Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

**Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02**

Please find enclosed our Invoice No. 9525 for professional services rendered for the period August 1, 2022 to September 30, 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 1143924 B.C. Ltd.,
Buffalo-Gentai (St. Johns) Investment Limited Partnership,
and Buffalo-Gentai Development Ltd.

Per:

Douglas Chivers
/encl.

October 14, 2022

Invoice No: 9525
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Canadian Western Bank
 10303 Jasper Avenue, Suite 3000
 Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period August 1, 2022 to September 30, 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>
2022-08-02	KK	Correspondence with KPMG, Review listing agreement and sales proposal; Review LOI and comments;	340.00	1.25	425.00
2022-08-03	DFC	Email correspondence with Kevin Koo regarding the finalization of the listing agreement; Discussions and approval on the density bonus value and appraisal; Discussions and email correspondence with Kevin Koo regarding the exclusion in a listing agreement and comments from Colliers. Email correspondence with legal counsel regarding the same; Review of cash flow and discussions with Kevin Koo;	650.00	0.30	195.00
2022-08-03	KK	Various correspondence and discussions with Colliers regarding the listing agreement and exclusions; Correspondence with the Pooni Group	340.00	2.90	986.00

Buffalo-Gentai - Receivership
 Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		("Pooni") regarding an appraisal for bonus density calculation; Correspondence with legal counsel regarding listing agreement;			
2022-08-03	SP	Estate administration related to banking matters;	200.00	0.50	100.00
2022-08-04	DFC	Email correspondence with Will Roberts of Lawson Lundell regarding a response to Ritchie Clark; Review and edits to the memo to stakeholders and email correspondence with Kevin Koo;	650.00	1.70	1,105.00
2022-08-04	KK	Call with Chi Chi of Pooni regarding contribution package; Correspondence with property manager;	340.00	0.60	204.00
2022-08-05	KK	Correspondence with Chi Chi of Pooni; Edit listing agreement;	340.00	0.50	170.00
2022-08-08	KK	Various correspondence with Colliers regarding listing agreement and sales and marketing timeline;	340.00	0.30	102.00
2022-08-08	KK	Prepare rent allocation; Review correspondence from Colliers; Finalize listing agreement;	340.00	1.70	578.00
2022-08-09	SC	Draft miscellaneous correspondence;	135.00	0.50	67.50
2022-08-10	SC	Post deposit to Ascend; Prepare receipt vouchers; Finalize miscellaneous correspondence;	135.00	1.00	135.00
2022-08-10	SP	Estate administration related to banking matters;	200.00	0.50	100.00
2022-08-11	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	135.00	0.25	33.75
2022-08-11	KK	Edit memo on Receiver's activities and draw request;	340.00	1.90	646.00

Buffalo-Gentai - Receivership
 Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-08-15	KK	Edit memo on Receiver's activities and draw request, and send to legal counsel for comment; Call with prospective purchaser;	340.00	1.10	374.00
2022-08-16	KK	Correspondence with Tina Mu; Correspondence with legal counsel; Correspondence with Colliers regarding due diligence materials;	340.00	1.75	595.00
2022-08-17	KK	Finalize memo to stakeholders;	340.00	0.30	102.00
2022-08-18	KK	Correspondence with Morgan Iannone of Colliers; Review marketing brochure;	340.00	1.10	374.00
2022-08-22	DFC	Review and edits to the update memo and draw request; Review and signing of the Receiver's Certificates; Review of sales and marketing materials. Discussions with Kevin Koo; Email correspondence with Scott Stephens regarding the draws and the cash flow;	650.00	2.10	1,365.00
2022-08-22	KK	Correspondence with KPMG regarding financials; Correspondence with the property manager; Correspondence with M2 Landscape; Correspondence with McElhanney;	340.00	1.10	374.00
2022-08-23	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	135.00	0.50	67.50
2022-08-23	DFC	Discussions with legal counsel regarding the marketing materials; Discussions with Kevin Koo regarding the deadline and timing;	650.00	1.30	845.00

Buffalo-Gentai - Receivership
Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-08-23	KK	Review marketing materials and correspondence with realtors; Various discussions with property manager;	340.00	2.10	714.00
2022-08-24	KK	Call with Casey Weeks; Correspondence with KPMG regarding information request; Call with Farrukh Farooqui of Prospera Credit Union ("Prospera"); Review application response; Call with Bill Randall;	340.00	2.30	782.00
2022-08-25	KK	Correspondence with Ed Wilson regarding land owner transparency act; Correspondence and call with M2 Landscape; Correspondence with Casey Weeks regarding due diligence questions; Correspondence with legal counsel regarding form of offer;	340.00	1.75	595.00
2022-08-25	SC	Prepare cheques and disbursement voucher; Arrange courier/mail;	135.00	1.00	135.00
2022-08-26	DFC	Discussions with Kevin Koo regarding the site and Forte Living; Review of the updated marketing materials;	650.00	0.70	455.00
2022-08-26	KK	Various correspondence regarding neighbouring developments; Call with M2 Landscape; Draft email regarding application response;	340.00	0.75	255.00
2022-08-29	DFC	Email correspondence with Will Roberts of Lawson Lundell and Kevin Koo regarding the minutes; Discussions with Forte Living to provide an update on the status of the project;	650.00	1.00	650.00
2022-08-29	KK	Call with property manager;	340.00	0.50	170.00

Buffalo-Gentai - Receivership
 Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-08-30	KK	Call with Pooni; Correspondence with Gerald Chiang;	340.00	0.60	204.00
2022-08-31	KK	Call with legal counsel regarding application response; Prepare a chronology of events; Correspondence with legal counsel regarding appraisal of market rentals and market strata; Provide updates to stakeholders and realtors regarding the next steps;	340.00	3.50	1,190.00
2022-09-01	KK	Review and comment on Gerald Chiang's affidavit; Various correspondence with Will Roberts of Lawson Lundell; Correspondence with Colliers; Prepare chronology of events;	340.00	2.40	816.00
2022-09-01	DFC	Review of affidavit #2 of Gerald Chiang and discussions with legal counsel. Discussions with Kevin Koo regarding the same; Discussions with Kevin Koo regarding the next steps per the City; Discussions with Colliers and Will Roberts of Lawson Lundell on the form of offer;	650.00	2.70	1,755.00
2022-09-02	KK	Review and comment on Gerald Chiang's affidavit; Finalize chronology of events; Call with Pooni;	340.00	3.10	1,054.00
2022-09-02	DFC	Email correspondence with Will Roberts of Lawson Lundell regarding the affidavits of Gerald Chiang; Discussions with Kevin Koo and Will Roberts of Lawson Lundell on the course of events from Gerald Chiang;	650.00	0.90	585.00
2022-09-06	KK	Review memo from Ed Wilson regarding Land Owner Transparency reporting; Correspondence with Land Owner Transparency department regarding the same;	340.00	1.25	425.00

Buffalo-Gentai - Receivership
 Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Correspondence with realtors; Correspondence with legal counsel and Pooni regarding housing agreements;			
2022-09-06	DFC	Email correspondence and discussions with Colliers regarding sales and marketing; Email correspondence with Will Roberts regarding the purchase and sale and form of offer;	650.00	1.30	845.00
2022-09-07	KK	Draft Report to Court; Correspondence with Colliers and stakeholders regarding marketing activities; Correspondence with KPMG regarding inquiries;	340.00	2.10	714.00
2022-09-07	DFC	Review of the marketing update and discussions with Kevin Koo;	650.00	0.70	455.00
2022-09-08	KK	Correspondence with KPMG regarding inquiries;	340.00	0.25	85.00
2022-09-09	KK	Call with Morgan Iannone of Colliers;	340.00	0.25	85.00
2022-09-12	KK	Correspondence with property managers; Prepare rent reconciliation;	340.00	1.70	578.00
2022-09-13	DFC	Review and comment on the offer to purchase. Discussions with Kevin Koo and Will Roberts of Lawson Lundell regarding the same;	650.00	1.60	1,040.00
2022-09-13	KK	Draft Report to Court; Correspondence with BC Hydro and Fortis; Review and comment on offer to purchase;	340.00	2.90	986.00
2022-09-15	DFC	Review of various invoices; Discussions with legal counsel and Kevin Koo regarding the sales process;	650.00	1.10	715.00

Buffalo-Gentai - Receivership
 Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-09-15	KK	Various correspondence with legal counsel and realtors;	340.00	0.40	136.00
2022-09-16	DFC	Telephone call with Forte Living regarding their crane request;	650.00	0.20	130.00
2022-09-19	DFC	Email correspondence with Tina Mu regarding the sales update; Review and discussions of the latest marketing report from Colliers; Discussions with Kevin Koo and Colliers regarding various valuations;	650.00	1.30	845.00
2022-09-19	KK	Review Collier's marketing report; Draft memo summarizing offers;	340.00	1.50	510.00
2022-09-20	DFC	Review and update various information for discussions with Lawson Lundell. Discussions with Will Roberts of Lawson Lundell; Discussions with Kevin Koo regarding the Pooni comments; Update and review various materials. Discussions with Lawson Lundell;	650.00	1.60	1,040.00
2022-09-20	KK	Draft Report to Court; Call with legal counsel; Various correspondence with Colliers regarding market strata vs. market rental;	340.00	1.50	510.00
2022-09-21	DFC	Email correspondence with Colliers regarding the sale timing and bids. Discussions with Kevin Koo regarding the same; Discussions with Kevin Koo regarding email correspondence from Ritchie Clark. Review of the crane agreement and discussions with Will Roberts of Lawson Lundell; Review of offers received. Discussions with legal counsel regarding the same;	650.00	2.20	1,430.00
2022-09-21	KK	Draft memo; Call with Margaret Lea Phillips; Various correspondence with realtors	340.00	2.50	850.00

Buffalo-Gentai - Receivership
 Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		regarding offers and crane agreement; Correspondence with Pooni regarding Buffalo;			
2022-09-22	DFC	Discussions with legal counsel regarding various matters; Conference call with Colliers and review of various documents regarding the offers; Review and edits to the memo to stakeholders. Discussions with Lawson Lundell;	650.00	3.20	2,080.00
2022-09-22	KK	Edit memo; Call with Farrukh Farooqui of Prospera; Call with Colliers to discuss offers and next steps. Call with legal counsel regarding the same; Review offer matrix and bid overview from Colliers; Various correspondence with Colliers regarding the bid overview and general comments on the offers;	340.00	4.10	1,394.00
2022-09-23	DFC	Finalization of memo and discussions with legal counsel;	650.00	1.60	1,040.00
2022-09-23	KK	Finalize memo and send to stakeholders; Call with Noor Maan of Lawson Lundell; Call with Farrukh Farooqui of Prospera; Review rent and rent-to-own covenants; Correspondence with Colliers;	340.00	2.10	714.00
2022-09-23	MM	Review of offers and Colliers recommendations;	650.00	0.85	552.50
2022-09-26	DFC	Review of correspondence from Pooni and discussions with Lawson Lundell;	650.00	1.00	650.00
2022-09-26	KK	Review sales agreements; Prepare for call;	340.00	0.75	255.00
2022-09-26	MM	Call with Dan Parlow; Various correspondence with legal counsel;	650.00	0.40	260.00

Buffalo-Gentai - Receivership
 Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-09-27	DFC	Conference call with the stakeholders to discuss offers and timing; Review and edits to Bene counter offer. Discussions with Kevin Koo; Review of the city covenant documents; Discussions and email correspondence with Hart Buck regarding the counteroffer and bidding;	650.00	1.90	1,235.00
2022-09-27	KK	Call with legal counsel; Call with stakeholders; Correspondence regarding rent-to-own and rental agreements;	340.00	1.50	510.00
2022-09-27	MM	Call with Will Roberts of Lawson Lundell; Prepare for and attend call with all stakeholders;	650.00	1.60	1,040.00
2022-09-28	DFC	Telephone call with stakeholders and recommendation to counter; Discussions with legal counsel and Colliers regarding the counteroffer. Review and sign the counteroffer; Discussions with Colliers regarding the email to other interested parties;	650.00	2.40	1,560.00
2022-09-28	KK	Draft Report to Court; Call with stakeholders; Call with legal counsel; Draft Bene counter;	340.00	0.90	306.00
2022-09-29	DFC	Review of email correspondence regarding the interested parties;	650.00	0.60	390.00
2022-09-29	KK	Correspondence with legal counsel regarding appraisal;	340.00	0.25	85.00
2022-09-30	DFC	Discussions with legal counsel regarding the counteroffer. Review and edit the correspondence to stakeholders. Discussions with Colliers regarding the same. Discussions with Kevin Koo and Mario Mainella regarding the offers;	650.00	1.80	1,170.00

Buffalo-Gentai - Receivership
Invoice 9525

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-09-30	KK	Review counter offer. Correspondence with legal counsel and stakeholders regarding the same; Attend meeting with Dan Parlow; Correspondence with legal counsel regarding potential settlement;	340.00	2.50	850.00
2022-09-30	MM	Correspondence regarding counter to be made. Meet with Dan Parlow regarding a potential offer. Correspondence with legal counsel;	650.00	1.40	910.00
	TOTAL			99.65	\$44,684.25

PROFESSIONAL FEES		\$44,684.25
DISBURSEMENTS		
Office Costs	<u>1,494.75</u>	1,494.75
GST on Professional Fees	2,234.21	
GST on Taxable Disbursements	<u>74.74</u>	2,308.95
TOTAL THIS INVOICE		<u>\$48,487.95</u>

The time incurred by members of the staff of The Bowra Group Inc. on this assignment regarding the Companies for the period August 1, 2022 to September 30, 2022 was as follows:

Summary of Hours

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	4.25	650.00	2,762.50
Doug Chivers	Senior Vice President	33.20	650.00	21,580.00
Kevin Koo	Senior Associate	57.95	340.00	19,703.00
Sofie Parker	Estate Administrator	1.00	200.00	200.00
Administration	Administrative	3.25	135.00	438.75
Time Billed		99.65	448.41 *	44,684.25

(*Average)



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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 21, 2022

Prospera Credit Union
Unit 1900 - 13450 102 Avenue
Surrey, BC V3T5Y1

Canadian Western Bank
10303 Jasper Avenue, Suite 3000
Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

Please find enclosed our Invoice No. 9549 for professional services rendered for the period October 1, 2022 to October 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 1143924 B.C. Ltd.,
Buffalo-Gentai (St. Johns) Investment Limited Partnership, and
Buffalo-Gentai Development Ltd.

Per: 

Douglas Chivers
/encl.

November 21, 2022

Invoice No: 9549
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Canadian Western Bank
 10303 Jasper Avenue, Suite 3000
 Edmonton, AB T5J 3X6

Attention: Farrukh Farooqui

Attention: Margaret Lea Phillips

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period October 1, 2022 to October 31, 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>
2022-10-03	DFC	Telephone call with legal counsel; Conference call with Dan Parlow; Email correspondence with Will Roberts of Lawson Lundell regarding the crane issue; Discussions with Forte Living regarding the crane permit;	650.00	1.30	845.00
2022-10-03	KK	Call with legal counsel; Call with Dan Parlow; Correspondence with Chi Chi Cai of the Pooni Group ("Pooni"); Correspondence with Tina Mu;	340.00	1.25	425.00
2022-10-03	MM	Prepare for and attend call with legal counsel; Conference call with legal counsel and legal counsel to Gentai;	650.00	1.25	812.50
2022-10-04	DFC	Email correspondence and discussions with Will Roberts of Lawson Lundell regarding the hearing date and	650.00	2.90	1,885.00

Buffalo-Gentai - Receivership
 Invoice 9549

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
		Receiver's Report. Discussions with Kevin Koo regarding the same; Review and edit the draft Report to Court. Email correspondence with Kevin Koo; Review and edit the affidavit for the application response. Email correspondence with Kevin Koo and Alexis Teasdale; Telephone call with legal counsel and stakeholders regarding an offer;			
2022-10-04	KK	Edit Report to Court;	340.00	1.50	510.00
2022-10-04	MM	Review of materials filed by Buffalo;	650.00	0.50	325.00
2022-10-05	DFC	Email correspondence with legal counsel regarding various timing and sale issues; Discussions with Will Roberts of Lawson Lundell regarding marketing issues and contact by stakeholders; Email correspondence with Kevin Koo regarding the sale process;	650.00	3.80	2,470.00
2022-10-05	KK	Review and comment on response affidavit; Review various correspondence with legal counsel regarding Gentai offer;	340.00	3.75	1,275.00
2022-10-05	MM	Various correspondence and discussions with legal counsel;	650.00	0.40	260.00
2022-10-06	DFC	Telephone call with the stakeholder regarding a potential offer and issues; Review and finalize affidavit; Discussions with a stakeholder regarding the competing offer; Discussions with legal counsel regarding the acceptance of the original offer; Email correspondence with legal counsel and stakeholders counsel regarding the various offers;	650.00	2.40	1,560.00

Buffalo-Gentai - Receivership
 Invoice 9549

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-10-06	KK	Correspondence with stakeholders; Call with Dan Parlow; Correspondence with property manager;	340.00	1.25	425.00
2022-10-06	MM	Call with Dan Parlow; Various correspondence with legal counsel;	650.00	0.85	552.50
2022-10-07	DFC	Email correspondence with Lawson Lundell regarding the response affidavit Conference call with stakeholders and legal counsel; Discussions with Colliers regarding the acceptance of the offer and various other matters; Review of various opinions of value provided by Colliers; Review of the notice of application and vesting order;	650.00	3.20	2,080.00
2022-10-07	KK	Call with stakeholders; Review termination clause in sales agreement; Accept Bene offer; Call and correspondence with Jennifer Darling of Colliers; Send draft Report to Court to legal counsel for review; Review notice of Application;	340.00	3.20	1,088.00
2022-10-07	MM	Prepare for and attend call with all stakeholders and their respective legal counsel; Various correspondence with legal counsel;	650.00	1.35	877.50
2022-10-11	DFC	Finalization of the Receiver's Report to Court; Email correspondence with Kevin Koo regarding the Colliers marketing report and timing; Email correspondence with legal counsel regarding the crane swing agreement. Email Forte Living regarding the same;	650.00	0.90	585.00

Buffalo-Gentai - Receivership
 Invoice 9549

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-10-11	KK	Review notice of application; Edit Report to Court; Review letter from Colliers regarding market rental and marketing report;	340.00	1.75	595.00
2022-10-11	MM	Conference call with legal counsel; Review of draft application materials;	650.00	1.35	877.50
2022-10-12	DFC	Finalization of Court report; Correspondence with legal counsel;	650.00	0.60	390.00
2022-10-12	IS	Prepare and edit miscellaneous correspondence;	135.00	1.50	202.50
2022-10-12	SP	Estate administration related to various banking matters;	200.00	0.50	100.00
2022-10-12	KK	Finalize Report to Court;	340.00	0.60	204.00
2022-10-13	DFC	Discussions and email correspondence with legal counsel; Review of response materials; Email correspondence and review of crane agreement final version;	650.00	1.00	650.00
2022-10-14	IS	Finalize miscellaneous correspondence;	135.00	0.25	33.75
2022-10-14	MM	Various correspondence with legal counsel;	650.00	0.50	325.00
2022-10-17	DFC	Discussions with Kevin Koo regarding the deadline for Court offers; Review of offer conditions from Buffalo. Telephone call to Will Roberts of Lawson Lundell regarding the same; Email correspondence with Hart Buck regarding the sales process;	650.00	1.00	650.00
2022-10-17	KK	Call with Westmark regarding a potential offer. Correspondence with legal counsel and realtors regarding the same; Call with Hart Buck; Review draft application response from Gentai;	340.00	1.50	510.00

Buffalo-Gentai - Receivership
 Invoice 9549

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-10-17	MM	Various correspondence from legal counsel to a prospective purchaser; Various correspondence with Will Roberts of Lawson Lundell regarding the same;	650.00	0.75	487.50
2022-10-18	AS	Prepare cheques and disbursement voucher; Coordinate mailing and courier;	135.00	0.50	67.50
2022-10-18	KK	Call with legal counsel regarding offers; Request payouts from secured creditors; Review schedule from Kornfeld; Review WJY Trust application response; Prepare estimated borrowings and secured debt schedule; Correspondence with KPMG;	340.00	2.10	714.00
2022-10-18	DFC	Discussions with legal counsel regarding the offer from Gentai. Review of the offer and calculations. Discussion with Kevin Koo regarding the same; Review and approve of various invoices; Review of application response from Bridgehouse Law and discussions with legal counsel;	650.00	4.20	2,730.00
2022-10-18	SP	Estate administration related to various banking matters;	200.00	0.50	100.00
2022-10-18	MM	Various correspondence and discussions with legal counsel;	650.00	0.65	422.50
2022-10-19	KK	Review offer and schedules; Correspondence with the City; Prepare LP contribution schedule;	340.00	3.90	1,326.00
2022-10-19	DFC	Discussions with legal counsel and realtors regarding the sales process and offers; Discussions with Kevin Koo regarding the analysis of equity in the Gentai offer;	650.00	2.70	1,755.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-10-20	KK	Call with legal counsel regarding offers; Correspondence with Behrang regarding the easement agreement. Correspondence with legal counsel regarding the same;	340.00	0.90	306.00
2022-10-20	DFC	Review of submissions from Gentai and discussions with legal counsel; Discussions with legal counsel regarding offers and court proceedings;	650.00	2.90	1,885.00
2022-10-21	KK	Correspondence with property manager; Correspondence with Gentai regarding crane swing agreement;	340.00	0.50	170.00
2022-10-21	DFC	Discussions with Kevin Koo and legal counsel regarding the crane agreement;	650.00	1.30	845.00
2022-10-24	DFC	Discussions with Kevin Koo regarding the shoring agreement;	650.00	0.60	390.00
2022-10-24	KK	Various correspondence with Tina Mu and consultants; Correspondence with neighbouring developer; Review the shoring agreement; Correspondence with the property manager regarding violation notice; Correspondence with KPMG;	340.00	2.50	850.00
2022-10-25	AS	Prepare cheques and disbursement voucher; Coordinate mailing and courier;	135.00	0.75	101.25
2022-10-25	KK	Correspondence with Tina Mu. Call with John, consultant; Correspondence with neighbouring developer; Review correspondence from property manager;	340.00	1.25	425.00
2022-10-25	DFC	Review of vesting order and email correspondence to Lawson Lundell; Discussions with Kevin Koo regarding the request for information;	650.00	1.00	650.00

Buffalo-Gentai - Receivership
Invoice 9549

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
2022-10-25	SP	Estate administration related to: Review and process receipts and disbursements; Process journal entries and account reconciliation;	200.00	0.75	150.00
2022-10-28	KK	Prepare draw request;	340.00	1.90	646.00
2022-10-31	KK	Review tax returns;	340.00	0.25	85.00
	TOTAL			70.25	\$34,619.00

INVOICE SUMMARY

PROFESSIONAL FEES		\$34,619.00
DISBURSEMENTS		
Office Costs	<u>1,053.75</u>	1,053.75
GST on Professional Fees	1,730.95	
GST on Taxable Disbursements	<u>52.69</u>	1,783.64
TOTAL THIS INVOICE		<u>\$37,456.39</u>

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

SUMMARY OF HOURS

Staff	Position	Hours	Hourly Rate \$	Total \$
Mario Mainella	President	7.60	650.00	4,940.00
Doug Chivers	Senior Vice President	29.80	650.00	19,370.00
Kevin Koo	Senior Associate	28.10	340.00	9,554.00
Sofie Parker	Estate Administrator	1.75	200.00	350.00
Administration	Administrative	3.00	135.00	405.00
Time Billed		<u>70.25</u>	<u>492.80 *</u>	<u>34,619.00</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

December 19, 2022

Prospera Credit Union
Unit 1900 - 13450 102 Avenue
Surrey, BC V3T5Y1

Attention: Farrukh Farooqui

**Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02**

Please find enclosed our Invoice No. 9559 for professional services rendered for the period November 1, 2022 to November 30, 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 1143924
B.C. Ltd., Buffalo-Gentai (St. Johns) Investment
Limited Partnership, and Buffalo-Gentai
Development Ltd.

Per:

Douglas Chivers
/encl.

December 19, 2022

Invoice No: 9559
 GST No: 85167 7146

Prospera Credit Union
 Unit 1900 - 13450 102 Avenue
 Surrey, BC V3T5Y1

Attention: Farrukh Farooqui

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership, and Buffalo-Gentai Development Ltd. (the "Companies")
Account Number: 22-MMM-100-02

PROFESSIONAL SERVICES RENDERED by members of The Bowra Group Inc. for the period November 1, 2022 to November 30, 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>
01/11/2022	AS	Prepare cheques and disbursement voucher; Coordinate mailing and courier;	135.00	0.25	33.75
01/11/2022	KK	Correspondence with property manager;	340.00	0.10	34.00
01/11/2022	DFC	Review of tax return and financial information. Discussions with Kevin Koo regarding the same;	650.00	1.00	650.00
02/11/2022	KK	Prepare progress draw request; Correspondence with the City of Port Moody; Review tax returns and send to Tina Mu; Request to close CWB accounts; Correspondence with Tina Mu;	340.00	3.00	1,020.00
02/11/2022	DFC	Discussions with Kevin Koo regarding the payout statements and closing;	650.00	0.30	195.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
03/11/2022	KK	Edit progress draw request; Call with neighbouring developer;	340.00	1.90	646.00
07/11/2022	DFC	Discussions with Kevin Koo regarding email correspondence and information required for the purchaser; Email correspondence with Tina Mu and April Chen;	650.00	1.00	650.00
09/11/2022	IS	Prepare and edit miscellaneous correspondence;	135.00	0.25	33.75
09/11/2022	DFC	Discussions and email correspondence regarding the crane swing agreement;	650.00	0.50	325.00
09/11/2022	KK	Various correspondence regarding crane agreement;	340.00	0.25	85.00
10/11/2022	IS	Edit miscellaneous correspondence;	135.00	0.50	67.50
10/11/2022	DFC	Discussions and email correspondence regarding the crane swing agreement;	650.00	0.30	195.00
10/11/2022	KK	Correspondence with Forte Living;	340.00	0.10	34.00
18/11/2022	KK	Prepare rent allocation; Correspondence with Brent of Avid Law; Correspondence with Pooni; Correspondence with legal counsel;	340.00	1.50	510.00
18/11/2022	AS	Process direct payment;	135.00	0.25	33.75
18/11/2022	DFC	Discussions with Kevin Koo regarding the creditors;	650.00	0.30	195.00
21/11/2022	IS	Finalize miscellaneous correspondence;	135.00	0.35	47.25
21/11/2022	DFC	Email correspondence with legal counsel regarding a claims process and distribution;	650.00	1.20	780.00
21/11/2022	KK	Correspondence with legal counsel;	340.00	0.25	85.00
22/11/2022	DFC	Review and approve various invoices;	650.00	0.20	130.00

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
22/11/2022	KK	Prepare schedule for closing and holdback; Correspondence with legal counsel;	340.00	1.50	510.00
23/11/2022	DFC	Review of the draft distribution schedule. Discussions with Kevin Koo and edits; Email correspondence with Ritchie Clark;	650.00	2.40	1,560.00
23/11/2022	KK	Prepare schedule for closing and holdback; Various correspondence with legal counsel; Correspondence with Tina Mu; Correspondence with Prospera and CWB;	340.00	1.90	646.00
24/11/2022	AS	Prepare cheques and disbursement voucher; Coordinate mailing and courier;	135.00	0.25	33.75
24/11/2022	DFC	Email correspondence with Will Roberts of Lawson Lundell regarding the distribution and potential mortgage;	650.00	0.80	520.00
24/11/2022	KK	Correspondence with KPMG regarding taxes; Review claim from Brent Desruisseaux of Avid Law;	340.00	0.75	255.00
25/11/2022	DFC	Review of security documents and discussions with Will Roberts of Lawson Lundell;	650.00	1.00	650.00
25/11/2022	KK	Review invoice from Pooni. Draft correspondence regarding the same;	340.00	0.50	170.00
28/11/2022	KK	Correspondence with Pooni;	340.00	0.25	85.00
29/11/2022	KK	Call with legal counsel; Review various correspondence regarding closing; Correspondence with property manager; Correspondence with Prospera and CWB;	340.00	0.75	255.00

Buffalo-Gentai. - Receivership
Invoice 9559

<u>DATE</u>	<u>STAFF</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>TIME</u>	<u>FEE</u>
29/11/2022	DFC	Email correspondence with various creditors;	650.00	0.40	260.00
30/11/2022	KK	Various correspondence with legal counsel regarding distribution and closing; Review correspondence from Ritchie Clark;	340.00	0.60	204.00
	TOTAL			24.60	\$10,898.75

INVOICE SUMMARY

PROFESSIONAL FEES		\$10,898.75
DISBURSEMENTS		
Office Costs	<u>369.00</u>	369.00
GST on Professional Fees	544.94	
GST on Taxable Disbursements	<u>18.45</u>	563.39
TOTAL THIS INVOICE		<u>\$11,831.14</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, 2022 to November 30, 2022 was as follows:

SUMMARY OF HOURS

Staff	Position	Hours	Hourly Rate \$	Total \$
Doug Chivers	Senior Vice President	9.40	650.00	6,110.00
Kevin Koo	Senior Associate	13.35	340.00	4,539.00
Administration	Administrative	1.85	135.00	249.75
Time Billed		<u>24.60</u>	<u>443.04 *</u>	<u>10,898.75</u>

(*Average)



February 16, 2023

Invoice No: 9596
GST No: 103697215 RT0001

Prospera Credit Union
Unit 1900 - 13450 102 Avenue
Surrey, BC V3T 5Y1

Attention: Farrukh Farooqui

Re: In the Matter of the Receivership of 1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited Partnership and Buffalo-Gentai Development Ltd. (the Account Number: 981529

Please find enclosed our Invoice No. 9596 for professional services rendered for the period December 1, 2022 to January 31, 2023 which we trust you will find in order.

If you have any questions or concerns, please contact us.

Yours truly,

MNP Ltd.

In its capacity as Receiver and Manager of
1143924 B.C. Ltd., Buffalo-Gentai (St. Johns) Investment Limited
Partnership and Buffalo-Gentai Development Ltd.

Per:

Douglas Chivers
Encl.

MNP LTD

Suite 430, 505 Burrard Street, PO Box 72, Vancouver BC, V7X 1M3

T: 604.689.8939 F: 604.689.8584



Licensed Insolvency Trustees **MNPdebt.ca | bowragroup.com**

PROFESSIONAL FEES RENDERED by members of the staff of MNP Ltd. for the period of December 1, 2022 to January 31, 2023 as Receiver and Manager of the Companies including inter alia the following:

DATE	STAFF	HOURS	FEE	DESCRIPTION
2022-12-01	Kevin Koo	0.90	328.50	Correspondence with KPMG. Correspondence regarding insurance.
2022-12-01	Douglas Chivers	0.80	520.00	Email correspondence with legal counsel and Kevin Koo.
2022-12-02	Douglas Chivers	1.00	650.00	Review and signing of the amending agreement and email correspondence with legal counsel.
2022-12-05	Kevin Koo	0.80	292.00	Review correspondence and memo from legal counsel. Review correspondence from KPMG regarding tax liability.
2022-12-05	Douglas Chivers	2.70	1,755.00	Review of the memo to Receiver. Email correspondence with legal counsel and discussions with Kevin Koo regarding a draft report. Discussions regarding the legal tax consequences.
2022-12-06	Kevin Koo	0.30	109.50	Correspondence with KPMG.
2022-12-06	Douglas Chivers	0.30	195.00	Review of the final version of the T5013.
2022-12-07	Kevin Koo	0.50	182.50	Correspondence and call with Eric Vandergrindt of McQuarrie.
2022-12-07	Douglas Chivers	0.30	195.00	Finalization of the crane swing agreement.
2022-12-08	Kevin Koo	2.10	766.50	Draft Report to Court. Correspondence with legal counsel.
2022-12-09	Kevin Koo	2.50	912.50	Draft Report to Court. Execute crane swing agreement.
2022-12-12	Douglas Chivers	0.40	260.00	Corresponding with legal counsel and client. Review and approval of various expenses.
2022-12-12	Isobel Smith	1.25	210.00	Prepare and edit miscellaneous correspondence.
2022-12-12	Kevin Koo	0.75	273.75	Review rent collected and provide allocation. Correspondence regarding closing. Correspondence with McQuarrie.
2022-12-13	Douglas Chivers	0.40	260.00	Correspondence with client and Kevin Koo.
2022-12-13	Kevin Koo	0.40	146.00	Various correspondence regarding closing.
2022-12-14	Sofie Parker	0.50	118.00	Estate administration related to banking matters.
2022-12-14	Neil Jayamaha	2.00	550.00	Prepare schedules and other information required for the Court Report.

DATE	STAFF	HOURS	FEE	DESCRIPTION
2022-12-14	Douglas Chivers	0.30	195.00	Review of the statement of adjustments.
2022-12-15	Aoife Sugrue	0.50	84.00	Prepare cheques and disbursement voucher. Organize mailing and courier.
2022-12-16	Douglas Chivers	1.40	910.00	Discussions and correspondence with legal counsel.
2022-12-16	Sofie Parker	0.20	47.20	Review disbursements cheques. Process GL reconciliation.
2022-12-16	Kevin Koo	0.75	273.75	Review payouts and proposed distribution.
2022-12-19	Kevin Koo	1.90	693.50	Attend Lawson's office to execute closing documents. Review of payout and distribution. Correspondence with property manager. Review correspondence regarding payout.
2022-12-19	Douglas Chivers	0.80	520.00	Correspondence and discussions with Kevin Koo and legal counsel.
2022-12-19	Isobel Smith	0.25	42.00	Finalize miscellaneous correspondence.
2022-12-20	Douglas Chivers	1.00	650.00	Correspondence with legal counsel and various other parties regarding the closing. Review and approval of various invoices.
2022-12-20	Kevin Koo	0.60	219.00	Correspondence with property manager. Correspondence with legal counsel.
2022-12-20	Aoife Sugrue	1.20	201.60	Prepare cheques and disbursement voucher. Organize mailing/courier.
2022-12-20	Sofie Parker	0.25	59.00	Various banking matters.
2022-12-21	Douglas Chivers	0.50	325.00	Discussions and correspondence regarding the closing.
2022-12-21	Kevin Koo	0.90	328.50	Various correspondence regarding closing. Correspondence with Fortis, BC Hydro and insurance broker.
2022-12-22	Kevin Koo	1.20	438.00	Prepare sales allocation. Correspondence with insurance broker. Prepare summary of outstanding invoices and costs.
2022-12-22	Aoife Sugrue	0.50	84.00	Process cheque deposits.
2022-12-23	Kevin Koo	3.50	1,277.50	Draft Report to Court. Update R&D.
2022-12-28	Kevin Koo	0.25	91.25	Correspondence with Tina Mu.
2022-12-28	Douglas Chivers	0.40	260.00	Review and approve cheque run. Correspondence with Kevin Koo regarding Tina Mu requests.

DATE	STAFF	HOURS	FEE	DESCRIPTION
2022-12-29	Aoife Sugrue	0.50	84.00	Prepare cheques and disbursement voucher. Organize mailing/courier.
2022-12-29	Kevin Koo	2.50	912.50	Review Huang claim. Edit Report to Court. Update R&D.
2023-01-03	Kevin Koo	1.50	547.50	Various correspondence with Chi Chi of Pooni. Correspondence with Nicholas Shon of Lawson Lundell. Various correspondence with City of Port Moody. Edit Report to Court.
2023-01-04	Douglas Chivers	2.50	1,625.00	Review and edits of Court report. Review and approval of various invoices.
2023-01-05	Kevin Koo	2.50	912.50	Edit Report to Court.
2023-01-05	Douglas Chivers	2.10	1,365.00	Review and further edits to the Court report. Discussions with Kevin Koo. Review and approval of invoice payment.
2023-01-06	Kevin Koo	1.70	620.50	Edit Report to Court.
2023-01-06	Douglas Chivers	2.10	1,365.00	Review and edits to the Court report.
2023-01-09	Kevin Koo	0.90	328.50	Edit Report to Court and send to legal counsel. Various correspondence with legal counsel.
2023-01-09	Douglas Chivers	1.20	780.00	Review and edits to Court report. Discussions with Kevin Koo regarding the same.
2023-01-10	Kevin Koo	0.75	273.75	Call with Will Roberts. Review correspondence from Dan Parlow. Correspondence with BC Hydro.
2023-01-10	Douglas Chivers	1.10	715.00	Discussions and correspondence with legal counsel regarding the allocation of costs and Court report.
2023-01-10	Aoife Sugrue	0.30	50.40	Process cheques and disbursement voucher. Organize mailing/courier.
2023-01-12	Aoife Sugrue	0.30	50.40	Process cheques and disbursement voucher. Organize mailing/courier.
2023-01-16	Kevin Koo	0.25	91.25	Correspondence with legal counsel.
2023-01-16	Sofie Parker	0.25	59.00	Review and edit receipts, disbursements and bank reconciliation.
2023-01-17	Douglas Chivers	0.50	325.00	Discussions with Kevin Koo regarding the receivership related costs. Review of various costs.
2023-01-17	Kevin Koo	4.50	1,642.50	Prepare allocation of professional fees. Correspondence with legal counsel.
2023-01-17	Sofie Parker	0.25	59.00	Review disbursements and edit journal entries.

DATE	STAFF	HOURS	FEE	DESCRIPTION
2023-01-19	Aoife Sugrue	0.50	84.00	Process cheques and disbursement voucher. Organize mailing/courier.
2023-01-19	Douglas Chivers	0.50	325.00	Review and approval of various costs. Discussions regarding costs.
2023-01-24	Aoife Sugrue	0.20	33.60	Organize courier.
2023-01-24	Kevin Koo	0.90	328.50	Review and sign Receiver's certificate. Correspondence with Capstone. Correspondence with KPMG.
2023-01-25	Kevin Koo	0.25	91.25	Review annual rental statements.
2023-01-26	Aoife Sugrue	0.50	84.00	Process cheques deposits and receipt voucher.
2023-01-26	Kevin Koo	0.40	146.00	Review correspondence from KPMG regarding taxes. Correspondence regarding the same.
2023-01-26	Douglas Chivers	0.40	260.00	Review of the GST ITC issue and discussions with Kevin Koo.
		63.65	27,582.70	

INVOICE SUMMARY

PROFESSIONAL FEES \$ 27,582.70

DISBURSEMENTS

Corporate Couriers (inv. 540043)	7.76	
Office Costs	954.75	
		962.51
GST on Professional Fees	1,379.14	
GST on Taxable Disbursements	48.13	
		1,427.27

TOTAL THIS INVOICE \$ 29,972.48

Staff	Position	Hours	Hourly Rate \$	Total \$
Douglas Chivers	Senior Vice President	20.70	650.00	13,455.00
Kevin Koo	Manager	33.50	365.00	12,227.50
Neil Jayamaha	Senior Consultant	2.00	275.00	550.00
Sofie Parker	Senior Analyst	1.45	236.00	342.20
Isobel Smith	Administrative Assistant	1.50	168.00	252.00
Aoife Sugrue	Administrative Assistant	4.50	168.00	756.00
Time Billed		63.65	433.35 *	27,582.70

(* Average)