

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

-and-

**2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
1000162801 ONTARIO CORP., AMERICAN CORPORATION
and 1000199992 ONTARIO CORP.**

Respondents

IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED AND
SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS
AMENDED

**MOTION RECORD OF THE RECEIVER,
ALBERT GELMAN INC.**

April 11, 2025

Paliare Roland Rosenberg Rothstein LLP
155 Wellington Street West, 35th Floor
Toronto ON M5V 3H1
Tel: 416.646.4300
Fax: 416.646.4301

Jeffrey Larry (LSO# 44608D)
Tel: 416.646-4330
jeff.larry@paliareroland.com

Kartiga Thavaraj (LSO# 75291D)
Tel: 647.327-4550
kartiga.thavaraj@paliareroland.com

Ryan Shah (LSO# 88250C)
Tel: 416.646-6356
ryan.shah@paliareroland.com

Lawyers for the Receiver, Albert Gelman Inc.

TO: Service List

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SUPERIOR COURT OF JUSTICE
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TAB 1

Court File No. CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

B E T W E E N:

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SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS
AMENDED

NOTICE OF MOTION

(Returnable April 23, 2025)

Albert Gelman Inc., in its capacity as receiver and manager (in such capacity, the **"Receiver"**) of all present and future property, assets and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (together, the **"Debtors"**) including the real property listed in Schedule "A" (the **"Real Property"**) to the order of Justice Cavanagh, dated December 21, 2023 (the **"Receivership Order"**), will make a motion to a Judge presiding over the Commercial List on April 23, 2025 at 12:30 pm, or as soon after that time as the Motion can be heard.

PROPOSED METHOD OF HEARING: The motion is to be heard by video conference at the following location: Zoom coordinates to be made available on CaseLines.

THE MOTION IS FOR:

- (a) An order amending paragraph 20 of the Receivership Order to increase the Receiver's Borrowing Limit (as defined below) from \$31,500,000 to \$40,000,000;
- (b) An order sealing the report of Glynn Group Incorporated ("**Glynn**") regarding the Project (as defined below), dated February 4, 2025 (the "**Glynn Report**"), being Confidential Appendix A to the Fourth Report of the Receiver, dated April 11, 2025 (the "**Fourth Report**"), until the completion and sale of all of the units in the Project (as defined below) or further order of this Court;
- (c) An order approving the Fourth Report and the Receiver's conduct and activities set out therein;
- (d) An order approving the Receiver's interim statement of receipts and disbursements from the period of December 21, 2023 to April 4, 2025, being Appendix D to the Fourth Report;
- (e) An order approving the fees of the Receiver and its counsel as set out in the Fourth Report and the fee affidavits appended thereto; and
- (f) Such further and other relief as this Honourable Court deems just.

THE GROUNDS FOR THE MOTION ARE:

A. Background

- (a) Pursuant to the Receivership Order, Albert Gelman Inc. was appointed as receiver and manager of the Real Property and all present and future assets, undertakings and personal property of the Debtors (collectively, the **“Property”**);
- (b) The Real Property is the site of a 96-unit residential real estate development project known as Richmond Hill Grace (the **“Project”**), which is the principal asset of the Debtors. Presently, the Project is only partially constructed;
- (c) The Receiver is of the view that the value of the Debtors’ estates would be maximized through the completion of the Project;

B. Receiver’s Borrowing Limit

- (d) As amended by previous orders of this Court, the Receivership Order provides that the Receiver is empowered to borrow such monies from time to time as it may consider necessary or desirable, provided that the outstanding amount does not exceed \$31,500,000 (the **“Borrowing Limit”**), for the purpose of funding the exercise of its powers and duties;
- (e) Since the issuance of the Receivership Order, the Receiver has, among other things:
 - (i) taken steps to complete the construction of the Project; and

- (ii) administered a process for evaluating lien claims against the Project, pursuant to the order of Justice Cavanagh, dated November 5, 2024 (the “**LCP Order**”);
- (f) The Receiver’s construction manager for the Project anticipates that the Project will be substantially complete in or around the end of June 2025;
- (g) In January 2024, the Receiver retained the services of Glynn, a chartered quantity surveyor, to assist with budgeting for the Project, among other things;
- (h) On February 4, 2025, Glynn delivered the Glynn Report to the Receiver, which reported on, among other things, the estimated cost to complete the Project. The Glynn Report estimates that a total expenditure of \$37,804,839 by the Receiver will be required to complete the Project;
- (i) In addition to this amount, the Receiver anticipates that it will require funding as high as \$2,100,000 to resolve certain Post-Receivership Claims (as this term is defined in the LCP Order);
- (j) Accordingly, to ensure that the Receiver has sufficient funding to both (1) complete construction of the Project and (2) pay all valid Post-Receivership Claims, as determined pursuant to the LCP Order, the Receiver anticipates that an increase of its Borrowing Limit to \$40 million will be required;
- (k) Cameron Stephens, the first secured lender of the Project and the Property, supports the requested increase to the Receiver’s Borrowing Limit and has

advised that it will advance funds to the Receiver in connection with the same;

C. *Sealing Order*

- (l) The Glynn Report contains sensitive, confidential information about the Project which could adversely impact the value of the Real Property at such time as the Receiver markets the Project or its residential units;
- (m) A sealing order in respect of the Glynn Report is a minimally intrusive means of protecting the confidentiality of the Glynn Report to ensure that the Receiver can maximize value for all stakeholders in its future efforts to market the Project;

D. *Fees, Disbursement and Activities*

- (n) As set out in the Fourth Report, the fee affidavits appended thereto and the interim statement of receipts and disbursements appended thereto, the Receiver and its counsel have:
 - (i) engaged in activities and conduct;
 - (ii) incurred fees; and
 - (iii) received and disbursed fundsfor the benefit of the Debtors' stakeholders;
- (o) These activities, fees and disbursements have been accretive to the estates of the Debtors and should be approved by the Court;

- (p) The provisions of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended, and sections 101 and 137(2) of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended and the inherent and equitable jurisdiction of this Court;
- (q) Rules 2.03, 3.02 and 37 of the *Rules of Civil Procedure*, R.R.O. 1990, Reg. 194, as amended; and
- (r) Such further and other grounds as counsel may advise and this Honourable Court may deem just.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of this Motion:

- (a) The Fourth Report; and
- (b) Such further and other evidence as the lawyers may advise and this Honourable Court may permit.

April 11, 2025

Paliare Roland Rosenberg Rothstein LLP

155 Wellington Street West, 35th Floor

Toronto ON M5V 3H1

Tel: 416.646.4300

Fax: 416.646.4301

Jeffrey Larry (LSO# 44608D)

Tel: 416.646-4330

jeff.larry@paliareroland.com

Ryan Shah (LSO# 88250C)

Tel: 416.646-6356

ryan.shah@paliareroland.com

Lawyers for the Receiver, Albert Gelman Inc.

TO: Service List

**CAMERON STEPHENS MORTGAGE
CAPITAL LTD.**
Applicant

2011836 ONTARIO CORP., et al.
and
Respondents

Court File No. CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
APPLICATION UNDER SUBSECTION 243(1) OF
THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3, AS AMENDED AND SECTION
101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43,
AS AMENDED
Proceeding commenced at Toronto**

NOTICE OF MOTION

Paliare Roland Rosenberg Rothstein LLP
155 Wellington Street West, 35th Floor
Toronto ON M5V 3H1
Tel: 416.646.4300
Fax: 416.646.4301

Jeffrey Larry (LSO# 44608D)
Tel: 416.646-4330
jeff.larry@paliareroland.com

Ryan Shah (LSO# 88250C)
Tel: 416.646-6356
ryan.shah@paliareroland.com

Lawyers for the Receiver, Albert Gelman Inc.

TAB 2

Court File No.: CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

**2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
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Respondents

**IN THE MATTER OF AN APPLICATION PURSUANT TO SUBSECTION 243(1) OF
THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985 c. B-3, AS AMENDED;
AND
SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS
AMENDED**

FOURTH REPORT OF THE RECEIVER

(Dated April 11, 2025)

A. Introduction

1. On December 21, 2023 (the “**Appointment Date**”), the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) made an order (the “**Appointment Order**”) pursuant to section 243(1) of the *Bankruptcy and Insolvency Act* R.S.C. 1985, c. B-3, as amended (“**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O 1990, c. 43, as amended, *inter alia*, appointing Albert Gelman Inc. (“**AGI**”) as receiver and manager (in such capacity, the “**Receiver**”), without security, of all present and future property, assets and undertakings of 2011836 Ontario Corp. (“**201Co.**”) and Jefferson Properties Limited Partnership (“**JPLP**” and, together with 201Co., the “**Debtors**”), including the real property known municipally as 39, 53 and 67 Jefferson Side Road, Richmond Hill, Ontario (the “**Jefferson Properties**”) (collectively, the “**Property**”). The Appointment Order was granted pursuant to an application (the “**Receivership Application**”) made by Cameron Stephens Mortgage Capital Ltd. (“**Cameron Stephens**”), the Debtors’ senior secured lender (as discussed further below). Attached as **Appendix A** is a copy of the Appointment Order and corresponding Endorsement of Justice Cavanagh.

2. The primary objective of these receivership proceedings, as it is currently contemplated, is to complete the construction of a residential housing project known as “Richmond Hill Grace” (the “**Project**”) and to sell the remaining units, all in an effort to maximize the recovery to the Debtors’ stakeholders.

3. The Project consists of 96 residential units (the “**Units**”) in 9 blocks, being 60 stacked condominium townhome units (the “**Condos**”) and 36 freehold townhome units (the “**Towns**”).

B. Purpose of Report

4. The purpose of this report (the “**Fourth Report**”) is to support the Receiver’s request for an Order:

- (a) increasing the Receiver’s borrowing limit to \$40 million pursuant to paragraph 20 of the Appointment Order (the Receiver’s “**Borrowing Limit**”);
- (b) sealing the February 2025 Report (as defined below), being Confidential Appendix 1 to the Fourth Report, until the completion of the Project and the sale of all of the Units;
- (c) approving the Fourth Report and the Receiver’s conduct and activities set out therein;
- (d) approving the Receiver’s interim statement of receipts and disbursements, for the period from December 21, 2024 to April 4, 2025 (the “**Interim SRD**”); and
- (e) approving the fees and disbursements of the Receiver and its counsel as set out in the attached fee affidavits.

C. Scope and Terms of Reference

5. This Fourth Report has been prepared solely for the purposes described in this report. Accordingly, the reader is cautioned that this Fourth Report may not be appropriate for any other purpose.

6. Capitalized terms not defined in this Fourth Report have the meanings ascribed to them in the Third Report of the Receiver dated August 6, 2024.

D. Increase in Borrowing Limit

7. As set out in greater detail below, the Receiver requests an increase of its Borrowing Limit to \$40 million.

8. The Receiver's Borrowing Limit under the Appointment Order is currently \$31,500,000 in accordance with the Order of Justice Steele made on May 27, 2024 (the "**May 2024 Order**"). A copy of the May 2024 Order is attached hereto as **Appendix B**.

9. The proposed increase in the Borrowing Limit will enable the Receiver to fund the projected budget to complete the Project and pay trades that are found to have valid, Post-Receivership Claims (as defined below) under the lien claims process order of Justice Cavanagh, dated November 5, 2024 (the "**LCP Order**").

10. A copy of the LCP Order is attached hereto as **Appendix C**.

11. In the Receiver's view, completing the Project will maximize the value of the Jefferson Properties and is therefore in the best interest of the Debtors' stakeholders. Granting the requested increase in the Receiver's Borrowing Limit is necessary to facilitate the Receiver achieving this outcome.

1. Construction Costs

12. As set out in greater detail in the Second Report of the Receiver, dated February 26, 2024, the Receiver ceased construction at the Project on January 24, 2024 because of concerns regarding health and safety and construction deficiencies. The Receiver subsequently resumed construction at the Project in June 2024 with a view to completing the Project for sale to homebuyers.

13. The Receiver retained Glynn Group Incorporated (“**Glynn**”), a chartered quantity surveyor, to act as a cost consultant on the Project. In connection with this role, Glynn has produced several budget and progress reports in connection with the Project.

14. The most recent report by Glynn, dated February 4, 2025 (the “**February 2025 Report**”) sets out the projected cost to complete the Project and is attached hereto as **Confidential Appendix 1**.

15. As at April 4, 2025, the Receiver has borrowed \$23,225,651 to fund its activities, including construction of the Project. The February 2025 Report estimates that a total expenditure of \$37,804,839 will be required to complete the Project and, as such, the Receiver will be required to borrow at least this amount to fund completion of the Project.

2. Resolving Lien Claims

16. On November 5, 2024, Justice Cavanagh made the LCP Order which provided for a lien claims process in respect of the Jefferson Properties. The LCP Order provided a mechanism for adjudicating:

- (a) claims for lien registered against the Jefferson Properties in respect of services or materials supplied to improvements to the Jefferson Properties before December 21, 2023 (“**Pre-Receivership Claims**”); and
- (b) claims against the Debtors and/or the Receiver in respect of services or materials supplied to improvements to the Jefferson Properties on or after December 21, 2023 and before June 1, 2024, including any legal costs incurred in respect thereof and including, for greater certainty, a claim for

Lien registered against the Property ("**Post-Receivership Claims**" and, together with Pre-Receivership Claims, "**Claims**").

17. Paragraph 15 of the LCP Order contemplates that, following resolution or adjudication of Post-Receivership Claims, the Receiver is authorized to make payments in respect of these claims to claimants out of funds borrowed by the Receiver.

18. Claimants had until December 5, 2024 to submit their Claims (the "**Claims Bar Date**").

19. In total, the Receiver received Post-Receivership Claims (which, unlike Pre-Receivership Claims, are to be paid by the Receiver following evaluation) in the amount of \$2,416,512.79 by the Claims Bar Date.

3. Requested Increase to Borrowing Limit

20. The February 2025 Report, which estimates that borrowings of \$37,804,839 will be required to complete the Project, does not take into account the costs to the Debtors' estate of resolving the Post-Receivership Claims. Based on the Receiver's analysis of the Post-Receivership Claims received by the Claims Bar Date and the value of the Post-Receivership Claims that have been resolved to date, the cost of resolving the Post-Receivership Claims could be as high as \$2,100,000.

21. Accordingly, to ensure that the Receiver has sufficient funds to both (1) complete the construction of the Project and (2) pay all valid Post-Receivership Claims, the Receiver anticipates that an increase of its Borrowing Limit to \$40 million will be required.

22. Cameron Stephens, the first secured lender of the Project and the Property, supports the requested increase to the Receiver's Borrowing Limit and has advised that it will advance funds to the Receiver in connection with the same.

E. Sealing Order

23. The Receiver requests that this Court grant a sealing order in respect of the February 2025 Report. This document contains sensitive information about the Project including the projected market value of the Units and the value of the Receiver's contracts with trades and suppliers.

24. If any of this pricing information was made public, it would compromise the Receiver's ability to:

- (a) Obtain the best price for the Units in the Project; and
- (b) Negotiate with prospective trades and suppliers if, for any reason, the Receiver's existing trades and suppliers do not perform their contracts.

25. Either of these outcomes would harm the value of the Project and, as a result, the Receiver is of the view that an order sealing the February 2025 Report is in the best interests of the Debtors' stakeholders.

F. Interim Statement of Receipts and Disbursements

26. The Receiver's Interim SRD for the period December 21, 2023 to April 4, 2025 is attached hereto as **Appendix D**.

G. Receiver's Activities

27. Since the Third Report of the Receiver, dated August 6, 2024, the Receiver has engaged in, *inter alia*, the following activities, for the benefit of the Debtors' stakeholders.

1. Administration of the Lien Claims Process

28. Under the LCP Order, lien claimants were required to deliver proofs of lien claim by December 5, 2024 and the Receiver was required to deliver notices of evaluation of same by March 19, 2025.

29. The Receiver delivered several notices of evaluation on or before March 19, 2025. However, due to deficiencies in the information and evidence provided by several lien claimants, the Receiver and certain lien claimants agreed to extend the deadline for the Receiver to deliver its notice of evaluation to enable the Receiver to obtain and consider additional information considering the relevant lien claim.

30. Since the LCP Order was made on November 5, 2024, the Receiver and its counsel have spent considerable time reviewing lien claims, confirming the accuracy of the information provided by lien claimants and, where appropriate, negotiating resolutions to lien claims against the Property, with a view to maximizing the value of the Debtors' estates.

31. To date, the Receiver has settled 10 claims with lien claimants and issued notices of evaluation in respect of 12 claims.

2. Ongoing Construction and Development of the Project

32. Since the last report, the Receiver has made considerable progress on constructing the Project and delivering occupancy to purchasers of the Units.

33. As at April 4, 2025, the city of Richmond Hill has granted occupancy certificates in respect of 19 Units. Of these Units, 1 has been occupied by a purchaser.

34. The Receiver continues to work with its construction manager to substantially complete the balance of the Units and obtain occupancy certificates from Richmond Hill for the same. Based on the current construction scheduled prepared by the Receiver's construction manager, it is anticipated that the construction of the Project will be substantially complete in or around the end of June 2025.

35. Other work completed by the Receiver in connection with the completion of the Project includes the following:

- (a) the Receiver, in consultation with its construction manager, construction consultant and cost consultants identified numerous construction deficiencies existing prior to the appointment of the Receiver and has either rectified or prepared plans to rectify these deficiencies under the supervision of the presiding architects and supported by relevant engineers;
- (b) the Receiver, in consultation with its development manager and Cameron Stephens, has engaged Homelife Landmark Realty Inc., a sophisticated residential real estate brokerage, to develop a sales and marketing plan to sell the unsold units;
- (c) the Receiver, in consultation with its insurance broker and insurance consultant, has renewed and obtained insurance policies for both the Freeholds and the Condos;

- (d) the Receiver has been working with its real estate counsel, Loopstra Nixon LLP ("**LN**"), to, among other things, prepare for the declaration and creation of condominium corporations in connection with the Project.

3. Addressing Tarion Security Requirements

36. On January 30, 2025, Tarion delivered amended notices of proposal for the Project which set out increased security requirements for each of the Units which must be provided to Tarion to secure performance of the Debtors' warranty obligations under *Ontario New Home Warranties Plan Act* (the "**ONHWPA**").

37. The Receiver has obtained the requisite security in the form of letters of credit issued in favour of Tarion by the Bank of Montreal.

38. Previously, Berkley Insurance Company ("**Berkley**") had issued a surety bond in favour of Tarion (the "**Bond**") to secure the Debtors' warranty obligations under the ONHWPA, however, Berkley has not yet responded to requests from the Receiver to confirm that Berkley will honour the Bond. This has required that the Receiver obtain the above noted letter of credit to replace the Bond.

39. The Receiver continues to engage in discussions with Berkely concerning the future of the Bond.

4. Ongoing Coordination with Cameron Stephens

40. The Receiver's borrowings have been funded by Cameron Stephens, the first secured lender of the Real Property. Given the significant amount of funding that Cameron Stephens has provided to the Receiver, the Receiver has engaged in significant

correspondence and coordination with Cameron Stephens to ensure that Cameron Stephens continues to fund the Receiver's activities for the benefit of all of the Debtors' stakeholders.

5. Other Activities

41. In addition to those activities set out in detail above, the Receiver has also engaged in the following activities:

- (a) negotiating and entering agreements with a variety of construction service-providers to facilitate the completion of the Project;
- (b) correspondence with counsel in connection with the LCP Order;
- (c) review of lien claims received in connection with the LCP Order and correspondence with lien claimants regarding the same;
- (d) correspondence with the Receiver's construction and development managers regarding completion of the Project;
- (e) correspondence with Tarion regarding issues relating to warranty for the Units, including working to satisfy the requirements to obtain approval for warranty coverage, as set out in notices of proposal issued by Tarion;
- (f) preparing and reviewing this report to Court;
- (g) ongoing correspondence with the secured lender funding the Receiver's activities;
- (h) administering the lien claims process provided for in the LCP Order; and

- (i) continuing oversight of the construction of the Project.

H. Professional Fees

42. In accordance with paragraphs 17, 18 and 19 of the Appointment Order, the Receiver has been authorized to periodically pay its fees and disbursements, and that of its counsel, subject to approval by the Court.

43. The Receiver's professional fees incurred for services rendered from August 1, 2024 to March 31, 2025 amount to \$984,031.50, plus disbursements in the amount of \$3,656.05 (all excluding HST). These amounts represent professional fees and disbursements not yet approved by the Court. The time spent by the Receiver's professionals is described in the affidavit of Bryan Gelman, sworn April 4, 2025 attached hereto as **Appendix E**.

44. The fees of Paliare Roland Rosenberg Rothstein LLP ("**Paliare**"), counsel to the Receiver, for services rendered from August 1, 2024 to March 31, 2025 total \$219,271.22 (inclusive of HST and disbursements). These amounts represent professional fees and disbursements not yet approved by the Court. The time spent by the Paliare's professionals is described in the affidavits of Beatrice Loschiavo sworn December 12, 2024, January 16, 2025 and April 3, 2025, attached hereto as **Appendix F**.

45. The fees of LN, counsel to the Receiver, for services rendered from December 31, 2023 to March 31, 2025 total \$205,915.65, plus disbursements in the amount of \$2,476.64 (all excluding HST). These amounts represent professional fees and disbursements not yet approved by the Court. The time spent by the LN's professionals

is described in the affidavit of Rejean Theriault affirmed April 11, 2025, attached hereto as **Appendix G**.

I. Order Requested

46. The Receiver respectfully requests that the Court grant the relief described in paragraph 4 of this Fourth Report.

All of which is respectfully submitted this 11th day of April 2025

**ALBERT GELMAN INC., solely in its
capacity as Court-Appointed Receiver
of each of the Debtors and the Jefferson Properties
and not in any other capacity**

 Bryan
Gelman

Per:

Bryan Gelman, *CIRP, LIT*
Senior Managing Director

Court File No. CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE
JUSTICE CAVANAGH

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)
)

THURSDAY, THE
21st DAY OF DECEMBER, 2023

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

-and-

2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
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Respondents

**APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED**

**ORDER
(appointing Receiver)**

THIS APPLICATION made by the Applicant for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "BIA") and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the "CJA") appointing Albert Gelman Inc. as receiver and manager (in such capacities, the "Receiver") without security, of all present and future property, assets and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (collectively the "Debtors") including the real property listed in Schedule "A" hereto (which assets and real property are hereinafter collectively referred to as the "Property"), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Affidavit of John David sworn December 6, 2023, the Supplementary Affidavit of John David sworn December 15, 2023, and Further Supplementary Affidavit of John David sworn December 20, 2023, with all Exhibits thereto, and on reading the Affidavit of Fengxi Fansey Wang sworn December 14, 2023, with all Exhibits thereto and on hearing the submissions of counsel for the Applicant and the Respondents, and on the Respondents consenting to the amount of the Receiver's borrowing charge, and on reading the consent of Albert Gelman Inc. to act as the Receiver,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Application and the Application is hereby abridged and validated so that this application is properly returnable today and hereby dispenses with further service thereof.

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, Albert Gelman Inc. is hereby appointed Receiver, without security, of the Property.

RECEIVER'S POWERS

3. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- c) to manage, operate and carry on business of the Debtor and complete construction of the Property including the powers to enter into any agreements, incur any obligations in the ordinary course of business, or cease to perform any contracts of the Debtors in respect of the Property;

- d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets in respect of the Property or any part or parts thereof;
- f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtors in respect of the Property and to exercise all remedies of the Debtors in respect of the Property in collecting such monies, including, without limitation, to enforce any security held by the Debtors;
- g) to settle, extend or compromise any indebtedness owing to the Debtors;
- h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtors, for any purpose pursuant to this Order;
- i) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtors or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;
- j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
 - (i) without the approval of this Court in respect of any transaction not exceeding \$250,000.00 provided that the aggregate consideration for all such transactions does not exceed \$1,000,000.00; and

- (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the Ontario *Mortgages Act*, as the case may be, shall not be required, and in each case the Ontario *Bulk Sales Act* shall not apply.

- l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;
- m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- n) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- o) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtors;
- p) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any Property owned or leased by the Debtors;
- q) to exercise any shareholder, partnership, joint venture or other rights which the Debtors may have; and
- r) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

- s) and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtors, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. **THIS COURT ORDERS** that (i) the Debtors, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "Persons" and each being a "Person") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

5. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtors, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "Records") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

6. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making

copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE DEBTORS

8. **THIS COURT ORDERS** that no Proceeding against or in respect of the Debtors shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtors are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

9. **THIS COURT ORDERS** that all rights and remedies against the Debtors, the Receiver, or affecting the Property, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Debtors to carry on any business which the Debtors are not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtors from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

10. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtors without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

11. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Debtors or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtors are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Debtors' current telephone numbers, facsimile numbers, internet addresses and domain names provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtors or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

12. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "Post Receivership Accounts"). For certainty, all receipts shall be deposited into the Post Receivership Accounts and all Permitted Disbursements (defined below) shall be drawn from the Post Receivership Accounts. "Permitted Disbursements" shall include but shall not be limited to realty taxes, utilities, insurance, construction and related costs, maintenance expenses, other reasonable expenses, and business expenses. The monies standing to the credit of

such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

EMPLOYEES

13. **THIS COURT ORDERS** that all employees of the Debtors shall remain the employees of the Debtors. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

PIPEDA

14. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "Sale"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtors and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

15. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, "Possession") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or

other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario Water Resources Act*, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the "Environmental Legislation"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

16. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

17. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "Receiver's Charge") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

18. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

19. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

20. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$7,000,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "Receiver's Borrowings Charge") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

21. **THIS COURT ORDERS** that neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

22. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule "B" hereto (the "Receiver's Certificates") for any amount borrowed by it pursuant to this Order.

23. **THIS COURT ORDERS** that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

SERVICE AND NOTICE

24. THIS COURT ORDERS that the E-Service Protocol of the Commercial List (the “Protocol”) is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/>) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol with the following URL <https://www.albertgelman.com/corporate-solutions/other-engagements/>.

25. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the Protocol is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the Debtors’ creditors or other interested parties at their respective addresses as last shown on the records of the Debtors and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

GENERAL

26. **THIS COURT ORDERS** that the Receiver may retain solicitors to represent and advise the Receiver in connection with the exercise of the Receiver’s powers and duties, including without limitation, those conferred by this Order. The Receiver is specifically authorized and permitted to use the solicitors for the Applicant herein as its own counsel in respect of any matter where there is no conflict of interest. In respect of any legal advice or issue where a conflict may exist or arise in respect of the Applicant and the Receiver or a third party, the Receiver shall utilize independent counsel.

27. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

28. **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of each of the Debtors.

29. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

30. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

31. **THIS COURT ORDERS** that the Applicant shall have its costs of this motion, up to and including entry and service of this Order, provided for by the terms of the Applicant's security or, if not so provided by the Applicant's security, then on a substantial indemnity basis to be paid by the Receiver from the Property with such priority and at such time as this Court may determine.

32. **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

SCHEDULE "A"**THE DEBTOR'S REAL PROPERTY**

PIN No. 03208 – 3229 (LT): Block 1, Plan 65M4637; Subject to an Easement as in YR2622073; Subject to an Easement as in YR2644669; Subject to an Easement in Gross as in YR2817498; City of Richmond Hill; and

PIN No. 03208 – 3230 (LT): PT LTS B&C, Plan 1916 Being Part 3; Plan 65R-37587; Subject to an Easement as in YR2622073; Subject to an Easement as in YR2644669; Subject to an Easement in Gross as in YR2817498; City of Richmond Hill;

Municipal address: 39, 53 and 67 Jefferson Side Road, Richmond Hill, Ontario

SCHEDULE "B"
RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

THIS IS TO CERTIFY that Albert Gelman Inc., the receiver (the "Receiver") of all present and future assets, properties and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (collectively the "Debtors") including the real property listed in Schedule "A" hereto (collectively the "**Property**") as such terms are defined in the Order of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated the 21st day of December 2023 appointing the Receiver (the "**Order**") made in an Application having Court file number CV-23-00710795-00CL, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$ _____, being part of the total principal sum of \$ _____ which the Receiver is authorized to borrow under and pursuant to the Order.

33. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

34. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

35. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

36. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

37. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

38. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the ____ day of _____, 2023.

Albert Gelman Inc., solely in its capacity
as Receiver of the Property, and not in its
personal capacity

Per: _____

Name:

Title:

CAMERON STEPHENS MORTGAGE
CAPITAL LTD.

and

2011836 ONTARIO CORP., et al.

Applicant

Respondents

Court File No. CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**APPLICATION UNDER SUBSECTION 243(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-
3, AS AMENDED AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS
AMENDED**

Proceeding commenced at Toronto

ORDER

GARFINKLE BIDERMAN LLP

Barristers & Solicitors

1 Adelaide Street East, Suite 801

Toronto, Ontario M5C 2V9

Wendy Greenspoon-Soer – LSO#: 34698L

Tel: 416-869-1234

Email: wgreenspoon@garfinkle.com

Lawyers for the Applicants,
Cameron Stephens Mortgage Capital Ltd.

File Number: 6243-679



APPENDIX B

Court File No. CV-23-00710795-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

THE HONOURABLE

)

MONDAY, THE 27TH

JUSTICE STEELE

)

DAY OF MAY, 2024

)

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

**2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
1000162801 ONTARIO CORP., AMERICAN CORPORATION
and 1000199992 ONTARIO CORP.**

Respondents

IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED AND
SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS
AMENDED

ORDER

**(Approving Increased Borrowing by Receiver and Disclaiming Certain
Agreements of Purchase and Sale)**

THIS MOTION, made by Albert Gelman Inc. in its capacity as receiver and manager (in such capacity, the "**Receiver**") without security, of all present and future property, assets and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (collectively, the "**Debtors**"), including the real property listed in Schedule "A" to the order of Justice Cavanagh, dated December 21, 2023 (the

“**Receivership Order**”), for an order amending the Receivership Order was heard this day at the courthouse at 330 University Avenue, Toronto, Ontario.

ON READING the Notice of Motion of the Receiver, the Second Report of the Receiver dated February 26, 2024 (the “**Second Report**”), the First Supplemental Report to the Second Report, dated May 1, 2024 (the “**First Supplemental Report**”) and the Second Supplemental Report to the Second Report, dated May 18, 2024 (the “**Second Supplemental Report**”) and on hearing the submissions of counsel for the Receiver and the other parties listed on the counsel slip, no one appearing for any other party although duly served as appears from the Lawyer’s Certificates of Service of Ryan Shah, dated May 1, 2024.

A. Service

1. THIS COURT ORDERS that the time for service of the Notice of Motion and the Motion Record is hereby abridged and validated that this Motion is properly returnable today and hereby dispenses with further service thereof.

B. Receiver Borrowings

2. THIS COURT ORDERS THAT paragraph 20 of the Receivership Order is hereby amended by replacing the existing reference to “\$11,500,000” with “\$31,500,000” such that, after giving effect to such an amendment, paragraph 20 of the Receivership Order shall provide as follows:

THIS COURT ORDERS that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$31,500,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it

deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "Receiver's Borrowings Charge") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

C. *Disclaimer of Agreements of Purchase and Sale*

3. THIS COURT ORDERS that the Receiver is hereby authorized to terminate and disclaim any or all of the 28 agreements of purchase and sale entered into between the Debtors (or any other parties related to the Debtor) and the home buyers in respect of the freehold townhomes presently under construction at the real property listed in Schedule "A" to the Receivership Order.

D. *Fees, Receipts and Disbursements*

4. THIS COURT ORDERS that the Receiver's Interim Statement of Receipts and Disbursements for the period from December 21, 2023 to April 21, 2024 be and is hereby approved.

5. THIS COURT ORDERS that the fees and disbursements of the Receiver and its legal counsel as described in the Second Report, the First Supplemental Report, the fee affidavit of Bryan Gelman, sworn February 26, 2024, the fee affidavit of Beatrice

Loschiavo, sworn February 26, 2024, the fee affidavit of Bryan Gelman, sworn April 29, 2024 and the fee affidavit of Beatrice Loschiavo, sworn April 25, 2024 are hereby approved.

E. Sealing Order

6. THIS COURT ORDERS that the Second Glynn Report, dated March 11, 2024, being Confidential Appendix “F” to the First Supplemental Report, the Cushman & Wakefield Appraisal, dated April 8, 2024, being Confidential Appendix “G” to the First Supplemental Report, the CBRE Limited Appraisal, dated March 12, 2024, being Confidential Appendix “H” to the First Supplemental Report and the First Supplemental Report budget summary, being Confidential Appendix “I” to the First Supplemental Report, shall be treated as confidential, sealed and not form part of the public court record until the Project (as defined in the Second Report) is complete and all of its units are sold or until further order of the Court.

F. General

7. THIS COURT ORDERS that the Second Report, the First Supplemental Report and the Second Supplemental Report and the conduct and activities of the Receiver set out therein be and are hereby approved.

8. THIS COURT ORDERS that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way that approval of the Second Report, the First Supplemental Report and the Second Supplemental Report detailed in paragraph 7 above.

9. THIS COURT ORDERS that this Order and all of its provisions are effective as of 12:01 a.m. Toronto Time on the date of this Order and are enforceable without the need for entry and filing.



Digitally signed
by Jana Steele
Date: 2024.06.18
10:58:35 -04'00'

E1220

CAMERON STEPHENS MORTGAGE **2011836 ONTARIO CORP., et al.**
CAPITAL LTD. and Respondents
Applicant

Court File No. CV-23-00710795-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
APPLICATION UNDER SUBSECTION 243(1) OF
THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3, AS AMENDED AND SECTION
101 OF THE
***COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43,**
AS AMENDED
Proceeding commenced at Toronto

ORDER
(Approving Increased Borrowing by Receiver
and Disclaiming Certain Agreements of
Purchase and Sale)

Paliare Roland Rosenberg Rothstein LLP
155 Wellington Street West, 35th Floor
Toronto ON M5V 3H1
Tel: 416.646.4300
Fax: 416.646.4301

Jeffrey Larry (LSO# 44608D)
Tel: 416.646-4330
jeff.larry@paliareroland.com

Ryan Shah (LSO# 88250C)
Tel: 416.646-6356
ryan.shah@paliareroland.com

Lawyers for the Receiver, Albert Gelman Inc.

E1220

Court File No. CV-23-00710795-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE	)	TUESDAY, THE 5 th
	)	
JUSTICE CAVANAGH	)	DAY OF NOVEMBER, 2024

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

**2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
 1000162801 ONTARIO CORP., AMERICAN CORPORATION
 and 1000199992 ONTARIO CORP.**

Respondents

IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED AND
 SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS
 AMENDED

ORDER
(LIEN CLAIMS PROCESS)

THIS MOTION by Albert Gelman Inc., in its capacity as court-appointed receiver and manager of all present and future property, assets and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (in such capacities, the "**Receiver**"), for an Order, among other things, establishing a claims process (the "**Lien Claims Process**") for determining the timeliness and quantum of the construction liens registered against title to the real property listed in Schedule "A" to the order of Justice Cavanagh

dated December 21, 2023 (the "**Property**"), was heard this day at the courthouse at 330 University Avenue, Toronto, Ontario.

ON READING the Third Report of the Receiver dated August 6, 2024 (the "**Third Report**"), the Supplement to the Third Report of the Receiver dated October 31, 2024 (the "**Supplemental Report**") and on hearing the submissions of counsel for the Receiver and the other parties listed on the counsel slip, no one appearing for any other party although duly served as appears from the Affidavit of Service of Candace Baumtrog, dated August 7, 2024.

A. DEFINITIONS

1. **THIS COURT ORDERS** that, for the purposes of this Order,

(a) "**Claim**" means:

- (i) A claim for lien registered against the Property in respect of services or materials supplied to improvements to the Property before December 21, 2023;
- (ii) A claim against Jefferson Properties Limited Partnership, 2011836 Ontario Corp. and/or the Receiver in respect of services or materials supplied to improvements to the Property on or after December 21, 2023 and before June 1, 2024, including any legal costs incurred in respect thereof and including, for greater certainty, a claim for Lien registered against the Property;

- (b) **“Claimant”** means a person or entity that possesses a Claim;
- (c) **“Court”** means the Ontario Superior Court of Justice;
- (d) **“Initial Order”** means the Order of Justice Cavanagh appointing the Receiver dated December 21, 2023;
- (e) **“Newspaper Notice”** means a notice of this Order to be published in the National Post (National Edition) in accordance with paragraph 3 of this Order;
- (f) **“Post-Receivership Claims”** means Claims in respect of services or materials supplied to improvements to the Property on or after December 21, 2023 and before June 1, 2024; and
- (g) **“Pre-Receivership Claims”** means Claims in respect of services or materials supplied to improvements to the Property before December 21, 2023.

B. SERVICE AND NOTICE

- 2. **THIS COURT ORDERS** that the time for service of the Receiver’s Amended Notice of Motion is hereby abridged and validated so that this Motion is properly returnable today, and hereby dispenses with further service thereof.
- 3. **THIS COURT ORDERS** that the Receiver shall arrange for the Newspaper Notice to be published in the National Post (National Edition) as soon as reasonably practicable after the date of this Order.

C. FILING CLAIMS

4. **THIS COURT ORDERS** that the Lien Claims Process described in the Third Report, as modified herein, is hereby approved.
5. **THIS COURT ORDERS AND DIRECTS** that, subject to paragraph 6 of this Order, in order to file a Claim pursuant to the Lien Claims Process described herein, a Claimant shall complete the Proof of Lien Claim Form attached as Schedule "A" hereto and, where applicable, provide the information set out in Schedule "1" to the Proof of Lien Claim Form (with the Proof of Claim Form, the "**Lien Documentation**") to the Receiver after the date of this Order and before 5:00 p.m. Toronto time on December 5, 2024 (the "**Claims Bar Date**").
6. **THIS COURT ORDERS** that, in connection with the Lien Claims Process, any Claimant that has delivered documentation to the Receiver in response to the Receiver's Notices to Trades shall have no obligation to submit the Lien Documentation that it has already submitted to the Receiver (but, for certainty, must submit a Proof of Lien Claim Form in accordance with paragraph 5) and that all documentation delivered in response to the Notices to Trades shall and are hereby deemed to be Lien Documentation within the meaning of this Order for the purpose of this Lien Claims Process, provided that to the extent that a Claimant intends to rely on any Lien Documentation submitted prior to the making of this Order, the Claimant must identify on its Proof of Lien Claim Form the date(s) and manner in which it submitted such Lien Documentation to the Receiver.

7. **THIS COURT ORDERS** that any Claimant who does not provide the necessary Lien Documentation to the Receiver by the Claims Bar Date shall be forever barred from asserting its Claim against the Respondents, the Receiver, the Property, and any "owner" (as defined in the *Construction Act*) of the Property, and such Claim shall be forever discharged and extinguished, and any such Claimant shall not be entitled to receive, in respect of its Claim, any distribution from the Receiver, if any, in respect of the proceeds of sale of the Property and shall be deemed to not be a participant in this Lien Claims Process.
 8. **THIS COURT ORDERS** that the Receiver is hereby authorized and directed to use its reasonable discretion as to the adequacy of compliance with the manner in which the Lien Documentation is provided.
 9. **THIS COURT ORDERS** that the Receiver is authorized and empowered to, in its reasonable discretion, direct any Claimant to provide any additional documents or information with respect to matters which are relevant to the quantum and timeliness of that Claimant's Claim and respond to any written questions that the Receiver may have or submit to an examination under oath. A Claimant shall not have the right to examine the Receiver under oath except with leave of the Court.
- D. INITIAL DETERMINATION OF CLAIMS**
10. **THIS COURT ORDERS** that in respect of each Claim, the Receiver shall, as soon as reasonably practicable but no later than 90 days after the Claims Bar Date unless otherwise ordered by this Court or otherwise agreed to by the Receiver and the applicable Claimant (the "**Initial Review Date**"), review the Lien

Documentation received by the Claims Bar Date and evaluate the timeliness and quantum of each Claim and, if applicable for a given Claim, revise the allocation between Pre-Receivership Claims and Post-Receivership Claims.

11. **THIS COURT ORDERS** that no later than 14 days after the Initial Review Date, the Receiver shall provide the Claimant with a written notice setting out the Receiver's determination as to the timeliness and quantum of, as applicable, the Claimant's Pre-Receivership Claim and/or Post-Receivership Claim (a "**Notice of Evaluation**"), including the reasons for the determination.
12. **THIS COURT ORDERS** that within 30 days following the delivery to the Claimant of a Notice of Evaluation (a "**Dispute Bar Date**"), or such date as the Receiver may agree in writing, the Claimant may dispute any part the Receiver's determination of the Claim evaluated in the Notice of Evaluation by providing the Receiver with a written notice setting out full particulars of the dispute (the "**Notice of Dispute**").
13. **THIS COURT ORDERS** that in the event that a Claimant does not deliver a Notice of Dispute by the Dispute Bar Date, then the Claimant shall be barred from disputing the determination in the Notice of Evaluation.
14. **THIS COURT ORDERS** that, notwithstanding anything in this Order, at anytime whatsoever, the Receiver may attempt to consensually resolve any Claim or part thereof (a "**Settlement**"), regardless of whether it is a Pre-Receivership Claim or Post-Receivership Claim, with a Claimant, and may, but is not obligated to, rely on

supporting documentation provided to the Receiver by the Claimant before the date of this Order.

15. **THIS COURT ORDERS** that, in respect of Post-Receivership Claims only, the Receiver is authorized to pay to a Claimant the amount determined in a Notice of Evaluation that is not disputed, the amount agreed to in a Settlement, or the amount determined in accordance with the Lien Claims Process set out in this Order, as soon as is reasonably practicable but no later than 28 days following receipt of funds pursuant to the Receiver's borrowing in accordance with paragraph 20 of the Initial Order as amended, without any further order of the Court. Receipt of payment for part of a Claim does not release or waive the right of the Claimant to prove the unpaid/disputed portion of the Claim in this Lien Claims Process, unless the Claimant agrees otherwise.

E. PRE-RECEIVERSHIP CLAIMS HEARING

16. **THIS COURT ORDERS** that, in the event that the Receiver receives one or more Notices of Dispute in respect of Pre-Receivership Claims by the Dispute Bar Date, the Receiver shall, following the Dispute Bar Date, schedule a hearing (the "**Pre-Receivership Claims Hearing**") with, in each case, such person as is agreeable to the given Claimant and the Receiver or as may be appointed by the Court (the "**Adjudicator**") for the determination of each Claim that has not been resolved. At the Pre-Receivership Claims Hearing, the determination of the Pre-Receivership Claim shall proceed on a *de novo* basis provided that the Claimant shall not be permitted to produce any evidence other than the Lien Documentation previously provided to the Receiver without leave of the Adjudicator.

17. **THIS COURT ORDERS** that the decision of the Adjudicator in any Pre-
Receivership Claims Hearing shall be final and binding with no right of appeal
therefrom.
18. **THIS COURT ORDERS** that, in respect of each Pre-Receivership Claims Hearing,
one half of the Adjudicator's fees shall be paid by the Receiver and one half of the
Adjudicator's fees shall be paid by the Claimant that filed a Notice of Dispute (such
a party being a "**Pre-Receivership Disputing Party**") at least 14 days prior to the
subject Pre-Receivership Claims Hearing.
19. **THIS COURT ORDERS** that the Adjudicator shall have the jurisdiction to:
 - (a) award costs against the Pre-Receivership Disputing Party or against the
Receiver if the Adjudicator determines that the Receiver acted grossly
negligently or engaged in wilful misconduct; and
 - (b) direct that the Pre-Receivership Disputing Party shall be required to pay a
greater proportion of the Adjudicator's fees than the amount provided for in
paragraph 18 of this Order;
20. **THIS COURT ORDERS** that the Receiver is hereby authorized and empowered
to:
 - (a) in its reasonable discretion, apply for an order from the Adjudicator requiring
security for costs from a Pre-Receivership Disputing Party that wishes to
have its Pre-Receivership Claim and/or Notice of Dispute reviewed by the
Adjudicator; and

- (b) deduct any costs or fees ordered by the Adjudicator to be payable by any Pre-Receivership Disputing Party in connection with a Pre-Receivership Claims Hearing, pursuant to paragraphs 18 and 19 of this Order, from any amount due and owing to that party.

F. POST-RECEIVERSHIP CLAIMS HEARING

- 21. **THIS COURT ORDERS** that, in the event that the Receiver receives one or more Notices of Dispute in respect of Post-Receivership Claims by the Dispute Bar Date, the Receiver shall, following the Dispute Bar Date, schedule a hearing (the “**Post-Receivership Claims Hearing**”) with the Adjudicator for the determination of each Post-Receivership Claim that has not been resolved. The Post-Receivership Claims Hearing shall not be an appeal and the Adjudicator shall instead review the Post-Receivership Claim on a *de novo* basis.
- 22. **THIS COURT ORDERS** that in respect of each Post-Receivership Claims Hearing, one half of the Adjudicator’s fees shall be paid by the Receiver and one half of the Adjudicator’s fees shall be paid by the Claimant that filed a Notice of Dispute (such a party being a “**Post Receivership Disputing Party**”) at least 14 days prior to the subject Post-Receivership Claims Hearing.
- 23. **THIS COURT ORDERS** that parties to a Post-Receivership Claims Hearing shall have a right to appeal (a “**Post Appeal**”) the decision of the Adjudicator to the Court (the “**Post Appeal Adjudicator**”). At the hearing of a Post Appeal, the Post Appeal Adjudicator’s standard of review of the Adjudicator’s decision of a Post-Receivership Claim shall be that of an appellate court such that the Adjudicator’s

decision is only reviewable on the basis of (a) correctness as to questions of law, and (b) palpable and overriding error as to questions of fact.

24. **THIS COURT ORDERS** that both the Adjudicator and the Post Appeal Adjudicator shall have the jurisdiction to:
- (a) award costs against any Post-Receivership Disputing Party or against the Receiver in respect of a Post-Receivership Claim, provided that nothing in this paragraph shall be taken to impose personal liability on Albert Gelman Inc. for any costs or proportion of the Adjudicator's fees;
 - (b) direct that a Post-Receivership Disputing Party shall be required to pay a greater proportion of the Adjudicator's fees than the amount provided for in paragraph 22 of this Order; and
 - (c) direct that the Receiver shall be required to pay a greater proportion of, as the case may be, the Adjudicator's fees than the amount provided for in paragraph 22 of this Order provided that nothing in this paragraph shall be taken to impose personal liability on Albert Gelman Inc. for any costs or proportion of fees;
25. **THIS COURT ORDERS** that if there is an outstanding cost award (or outstanding cost awards) against the Receiver made under this Order at any time that the Receiver receives funds borrowed or is already in receipt of funds borrowed under paragraph 20 of the Initial Order, as amended, then the Receiver shall first apply such borrowed and received funds to the payment of such cost award(s).

G. ADMINISTRATIVE ISSUES

26. **THIS COURT ORDERS** that all documents required to be served herein shall be served by electronic mail to the address for service set out in the service list or the Claimant's Lien Documentation.
27. **THIS COURT ORDERS** that the Receiver shall incur no personal liability or obligations as a result of the carrying out of the terms of this Order and the implementation and administration of the within Lien Claims Process, except as may be otherwise ordered or determined in accordance with the Lien Claims Process.
28. **THIS COURT ORDERS** that the Receiver may apply to the Court for directions regarding the carrying out of the within Lien Claims Process.
29. **THIS COURT ORDERS** that within the Lien Claims Process, and participation in it, is without prejudice to the right(s) of any Claimant to commence or continue any claim or proceeding against any person (save for the Receiver) with respect to the issues of the Claimants' priority over any secured creditor or mortgagees, breach of trust, negligence, breach of contract or quantum meruit ("**Proceedings**"), and does not affect, truncate or waive any substantive or procedural rights and/or remedies that a Claimant may have in any such Proceedings. Notwithstanding the above, the Lien Claims Process also does not affect any substantive or procedural rights that any defendant may have to defend Proceedings, save and except that the defendant may not assert in the Proceedings that the claim of any Claimant ought to be dismissed or stayed on grounds of res judicata (issue estoppel, and/or

cause of action estoppel) and/or abuse of process, by virtue of the Claimant asserting a Claim in the Lien Claims Process.

H. FEES, RECEIPTS AND DISBURSEMENTS

30. **THIS COURT ORDERS** that the Receiver's Interim Statement of Receipts and Disbursements for the period from December 21, 2023 to August 4, 2024 be and is hereby approved.

31. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its legal counsel as described in the Third Report, the fee affidavit of Bryan Gelman, sworn August 6, 2024, and the Fee affidavit of Beatrice Loschiavo, sworn August 1, 2024, are hereby approved.

I. GENERAL

32. **THIS COURT ORDERS** that the Third Report, the Supplemental Report and the conduct and activities of the Receiver set out therein be and is hereby approved, provided that such approval shall not prevent the Adjudicator or the Post Appeal Adjudicator from making determinations as to the conduct of the Receiver, in its capacity as receiver and manager, in the Lien Claims Process for purposes of a cost award as provided for and contemplated by paragraph 24.

33. **THIS COURT ORDERS** that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way the approval of the Third Report detailed in paragraph 32 above.

Schedule “A” – Proof of Lien Claim Form

PROOF OF CLAIM

*Terms not otherwise defined herein shall have the meanings ascribed to them in the order of Justice Cavanagh dated November 5, 2024 (the “**Lien Claims Process Order**”).*

A. PARTICULARS OF THE CLAIMANT:

- (1) Full Legal Name of the Claimant (include trade name, if different):

.....

.....

(the “**Claimant**”). The full legal name should be the name of the Claimant notwithstanding whether an assignment of a Claim, or a portion thereof, has occurred prior to or following the Lien Claims Process Order.

- (2) Full Mailing Address of Claimant: (The mailing address should be the mailing address of the Claimant and not any assignee)

.....

.....

- (3) Telephone Number of Claimant:

.....

- (4) E-mail Address of Claimant:

.....

- (5) Attention (Contact Person):

Has the Claim set out herein been sold, transferred or assigned by the Claimant to another party?

Yes: []

No: []

B. PARTICULARS OF THE ASSIGNEE(S) (IF APPLICABLE)

.....

If the Claim set out herein has been sold, transferred or assigned, complete the required information set out below. If there is more than one assignee, please attach a separate sheet which contains all of the required information set out below for each assignee.

(1) Full Legal Name of the Assignee:

.....

(2) Full Mailing Address of the Assignee:

.....

(3) Telephone Number of Assignee:

(4) E-mail Address of Assignee:

(5) Attention (Contact Person):

C. PROOF OF CLAIM

THE UNDERSIGNED HEREBY MAKES OATH AND SAYS AS FOLLOWS:

(1) That I:

am a Claimant with respect to real property municipally known as 39, 53 and 67 Jefferson Side Road, Richmond Hill, Ontario (the "**Property**") or (*if applicable*) am the:

.....

(state position or title)

of

.....

(Name of Claimant)

(2) That I have knowledge of all of the circumstances connected with the Claim described and set out below:

(3) The Claimant seeks payment of \$ [*Insert \$ value of claim*] CAD on account of services and materials supplied to an improvement on the Property **on or after** December 21, 2023 (the Appointment Date) and before June 1, 2024; and
\$..... on account of interest and legal fees on the same [*Provide particulars of interest claim and calculation of same along with particulars of legal fee claim*]

Has the Claimant registered a lien against the Property on or before the date of the Lien Claims Process Order

Yes: [] No: []

(4) The Claimant seeks payment in respect of a lien of \$
[*Insert \$ value of Claim*] CAD registered against the Property on account of services and materials supplied to an improvement on the Property **before** December 21, 2023 (the "**Appointment Date**") and
\$..... on account of interest on the same [*Provide particulars of interest claim and calculation of same*]

(5) The Claimant seeks payment in respect of a lien of \$
[*Insert \$ value of claim*] CAD registered against the Property on account of services and materials supplied to an improvement on the Property **on or after** December 21, 2023 (the Appointment Date) and
\$..... on account of interest and legal fees on the same [*Provide particulars of interest claim and calculation of same along with particulars of legal fee claim*]

NOTE: Claims in a foreign currency are to be converted to Canadian Dollars at the Bank of Canada noon spot rate as of the date of the Lien Claims Process Order.

D. PARTICULARS OF CLAIM

Other than as already set out herein, the particulars of the undersigned's total Claim are attached in the form of the Documentation (as defined in the order of Justice Cavanagh, dated November 5, 2024)

SWORN BEFORE ME at the _____)
 _____ in the)
 Province of _____)
 this _____ day of _____)
 _____)
 A Commissioner, or Notary Public, etc.) *Name of Deponent*

[or if sworn via video conferencing]

SWORN REMOTELY by _____)
 _____ at the)
 _____)
 _____)
 in the _____)
 on _____, 2024)
 in accordance with O. Reg. 431/20,)
 Administering Oath or Declaration Remotely)
 _____)
 A Commissioner, or Notary Public, etc.) *Name of Deponent*

E. FILING OF CLAIM

This Proof of Claim form must be received by the Receiver, Albert Gelman Inc., by no later than 5:00 p.m. (Eastern Standard time) on December 5, 2024 (the “**Claims Bar Date**”) at the following physical address or email address:

Albert Gelman Inc., in its capacity as court-appointed receiver
of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership
(the “**Debtors**”)

250 Ferrand Drive, Suite 403
Toronto, ON M3C 3G8
Attention: Terry Scott
tscott@albertgelman.com

Failure to file your Proof of Claim and any required documentation as directed in relation to any Claim by 5:00 p.m. (Eastern Standard Time) on the Claims Bar Date will result in your Claim being forever barred and extinguished, and you will be prohibited from making or enforcing that Claim against the Property, the Receiver or the Debtors and shall not be entitled to further notice or distribution, if any, in respect of that Claim, and shall not be entitled to participate as a Claimant in these proceedings in respect of that Claim.

Schedule "1" – Documentation

- (a) copy of the Claimant's registered construction lien and any written notice of lien;
- (b) copies of the Claimant's Statement of Claim and Certificate of Action;
- (c) documentation evidencing the last date on which the Claimant provided service, materials or labour to the applicable improvement in the case of a subcontractor or the date of completion, abandonment or termination of the contract in the case of a contractor;
- (d) a copy or particulars of any contract, subcontract, purchase order or agreement upon which the Claimant assert its materials, services and labour were provided under (the "**Contract**"), including the names of the parties to the Contract and the date it was entered into;
- (e) a statement of account under the Contract and particulars and documents substantiating the quantum of the Claim, including:
 - (i) the price of the Contract;
 - (ii) the total amount invoiced by the Claimant, including a copy of the invoices and dates the invoices were sent;
 - (iii) the total amount paid to the Claimant under the Contract, including the date and amount of payments received;
 - (iv) the amount of the Claim that comprises of holdback and amounts invoiced within the scope of the Contract; and
 - (v) the amount of the Claim that comprises of extra to the Contract, along with any relevant documentation substantiating the extra amount sought, such as notice of extras, request for extras, request for change orders, executed change orders, executed change directives, amendments or purchase orders and time and material sheets;
- (f) statutory declaration(s) that attest to the work is complete and performed is in accordance or in compliance with the Contract;
- (g) for Claimants who operated on a time and materials (T&M) basis, evidence of authorization to perform work;
- (h) for Claimants who provided materials, statutory declaration(s) that attest the materials were ordered/requested and delivered;
- (i) a copy of any labour and material payment bond posted by a subcontractor with a contractor or by a subcontractor with a subcontractor;

- (j) documentation evidencing service, materials and labour provided to the applicable improvement including, but not limited to, the following:
 - (i) completed and approved timesheets of employees and subcontractors;
 - (ii) subcontractor invoices;
 - (iii) payroll registers and records;
 - (iv) bank statements, electronic fund transfer receipts and cancelled cheques evidencing remittances by the Claimant to employees and subcontractors;
- (k) all documents related to the fulfillment of work agreements including, but not limited to, the following:
 - (i) WSIB clearance certificates for the dates the work was performed;
 - (ii) proof of insurance showing coverage for the dates the work was performed;
 - (iii) shop drawings;
 - (iv) as built(s);
 - (v) schematics;
 - (vi) warranties and guarantees; and,
 - (vii) third party verifications / certifications;
- (l) any other documents or information as the Receiver may reasonably request for the purpose of assessing and determining any Claims in accordance with the Lien Claim Process Order.

Court File No. CV-23-00710795-00CL

CAMERON STEPHENS MORTGAGE CAPITAL LTD.
Applicant

-and-

2011836 ONTARIO CORP. et al.
Respondents

**ONTARIO
 SUPERIOR COURT OF JUSTICE
 COMMERCIAL LIST**

PROCEEDING COMMENCED AT
 TORONTO

ORDER
 (Lien Claims Process)

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

155 Wellington Street West
 35th Floor

Toronto, ON M5V 3H1

Tel: 416.646.4300

Fax: 416.646.4301

Jeffrey Larry (LSO# 44608D)

Tel: 416.646.4330

jeff.larry@paliareroland.com

Kartiga Thavaraj (LSO# 75291D)

Tel: 416.646.6317

kartiga.thavaraj@paliareroland.com

Ryan Shah (LSO# 88250C)

Tel: 416.646-6356

ryan.shah@paliareroland.com

Lawyers for the Receiver, Albert Gelman Inc.

The Receivership of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership
Interim Statement of Receipts and Disbursements
For the Period December 21, 2023 to April 4, 2025
(in CAD; unaudited)

	Notes	Amount
<i>Receipts</i>		
Receiver's Borrowings	1	23,225,651
HST Refunds		2,730,952
Cash in bank transferred to estate	2	46,950
Interest		97,476
Total receipts		26,101,029
<i>Disbursements</i>		
Project construction and related costs (incl. HST)	3	17,438,518
Insurance premiums		569,367
Consulting costs	4	684,177
Additional disbursements and administrative costs (incl. HST)	5	677,267
Professional fees	6	
Receiver		1,699,080
HST		220,880
Receiver's counsel		392,450
HST		51,019
Lien claim payments	7	498,379
Total disbursements		22,231,137
Estate cash balance		3,869,892

General Note

Capitalized terms in the Notes not otherwise defined have the meanings given to them in the Receiver's fourth report to Court dated April 11, 2025.

Notes

1. In accordance with the Appointment Order, the February 2 Order, the March 4 Order and the June 18 Order, the Receiver has borrowed \$23,225,651
2. Represents cash in the Company's bank accounts, which was transferred to the Receiver's estate account following the Appointment Date.
3. Represents amounts paid to construction manager, trades and suppliers following the Appointment Date in connection with the construction of the Project. The balance includes sales taxes paid on these disbursements.
4. Includes disbursements in respect of cost consulting/payment certification fees, construction consulting fees and insurance consulting fees;
5. Includes various disbursements and administrative costs of the Receiver, including travel, municipal taxes, parking, postage, security, search fees, Tarion enrollment fees, bond premiums, accounting fees, utilities expense (net of refunds), bank charges, photocopying, mail re-direction, real property appraisal fees, IT services and other miscellaneous disbursements.
6. Represents fees paid to the Receiver and its counsel.
7. Includes amounts paid to Claimants in accordance with the November 5, 2024 Lien Claims Process Order issued by Justice Cavanagh.

Court File No. CV-23-00710795-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3, AS AMENDED

AND IN THE MATTER OF SECTION 101 OF THE *COURTS OF JUSTICE ACT*,
R.S.O. 1990, c. C.43, AS AMENDED

AFFIDAVIT OF BRYAN GELMAN
(sworn April 4, 2025)

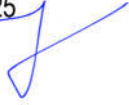
I, Bryan Gelman, of the City of Toronto, in the Province of Ontario, MAKE OATH AND SAY:

1. I am a Senior Managing Director at Albert Gelman Inc. (“AGI”), and, as such, I have knowledge of the matters hereinafter deposed to, except where stated to be on information and belief and whereso stated I verily believe it to be true.
2. By order (the “**Appointment Order**”) of the Honourable Justice Cavanagh of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated December 21, 2023, AGI was appointed as receiver and manager (the “**Receiver**”) without security, of all present and future property, assets and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (collectively, the “**Debtors**”), including the real properties known municipally as 39, 53 and 67 Jefferson Side Road, Richmond Hill, Ontario, pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended and section 101 of the *Courts of Justice Act*, R.S.O.1990, C. C.43, as amended.
3. Pursuant to the Appointment Order, the Receiver has provided services and incurred disbursements, in the amount of \$984,031.50 and \$3,656.05 (all excluding HST), respectively, during the period from August 1, 2024 to March 31, 2025 (the “**Period**”). Attached hereto and marked as **Exhibit “A”** to this my Affidavit is a summary of all invoices rendered by the Receiver on a periodic basis during the Period (the “**Accounts**”).
4. True copies of the Accounts, which include a fair and accurate description of the services provided along with hours and applicable rates claimed by the Receiver, are attached as **Exhibit “B”** to this my Affidavit.
5. AGI, in its capacity as Receiver, has previously filed its first report with the Court (the “**First Report**”), two supplementary report’s to the First Report, its second report to Court (the “**Second Report**”), two supplementary report’s to the Second Report, its third report to Court (the “**Third Report**”) and a supplementary report to the

Third Report (collectively, the “**Prior Reports**”). In addition, and contemporaneously with the filing of this Affidavit, the Receiver is filing its fourth report to the Court (the “**Fourth Report**”). Details of the activities undertaken and services provided by the Receiver in connection with the administration of the receivership proceedings are described in the Prior Reports and the Fourth Report.

6. In the course of performing its duties pursuant to the Appointment Order, the Receiver’s staff has expended a total of 1887.3 hours during the Period. Attached as **Exhibit “C”** to this my Affidavit is a schedule setting out a summary of the individual staff involved in the administration of the receivership and the hours and applicable rates claimed by the Receiver for the Period. The average hourly rate billed by the Receiver during the Period is \$521.40.
7. The Receiver requests that this Court approve its Accounts for the Period, in the total amount of \$984,031.5 (excluding HST) for services rendered and recorded during the Period.
8. Paliare Roland Rosenberg Rothstein LLP (“**Paliare**”), as independent legal counsel to the Receiver, has also rendered services and incurred disbursements prior to and during these proceedings in a manner consistent with the instructions of the Receiver and have prepared an affidavit with respect to the services rendered for the period from August 1, 2024 to March 31, 2025. The Receiver has reviewed the invoices rendered by Paliare during this period and is satisfied that its activities were consistent with the instructions of the Receiver.
9. To the best of my knowledge, the rates charged by the Receiver and Paliare are comparable to the rates charged for the provision of similar services by other accounting and law firms in the Toronto market.
10. I verily believe that the fees and disbursements incurred by the Receiver and Paliare are fair and reasonable in the circumstances.
11. This Affidavit is sworn in connection with a motion for an Order of this Court to, among other things, approve the fees and disbursements of the Receiver and Paliare and for no other or improper purpose.

Sworn remotely by Bryan Gelman at Toronto,
Ontario before me at Toronto, Ontario in
accordance with O. Reg. 431/20, Administering
Oath or Declaration Remotely, the 4th day of
April 2025



Thomas John McElroy, a Commissioner, etc.,
Province of Ontario, for Albert Gelman Inc.
Expires February 14, 2028



Bryan Gelman

SJNUQQ18HGDZ7H33

Bryan Gelman

This is Exhibit "A" referred to in the Affidavit of
Bryan Gelman, sworn before me on
April 4, 2025



Thomas John McElroy, a Commissioner, etc.,
Province of Ontario, for Albert Gelman Inc.
Expires February 14, 2028

Albert Gelman Inc.

Exhibit A

In its capacity as Receiver and Manager of

2011836 Ontario Corp. and Jefferson Properties Limited Partnership

And not in its personal or corporate capacity

Statement of Accounts

Invoice #	Period	Fees	Disbursements	Sub total	HST	Total
4808-1	August 1, 2024 to August 31, 2024	\$ 120,752.00	\$ 1,001.10	\$ 121,753.10	\$ 15,789.58	\$ 137,542.68
4838-1	September 1, 2024 to September 30, 2024	\$ 91,101.50	\$ 476.42	\$ 91,577.92	\$ 11,881.85	\$ 103,459.77
4883-1	October 1, 2024 to October 31, 2024	\$ 85,391.50	\$ 461.16	\$ 85,852.66	\$ 11,131.74	\$ 96,984.40
4964-1	November 1, 2024 to November 30, 2024	\$ 93,686.50	\$ 238.70	\$ 93,925.20	\$ 12,181.17	\$ 106,106.37
4992-1	December 1, 2024 to December 31, 2024	\$ 110,889.00	\$ 332.50	\$ 111,221.50	\$ 14,415.57	\$ 125,637.07
1092	January 1, 2025 to January 31, 2025	\$ 143,479.00	\$ 964.87	\$ 144,443.87	\$ 18,764.46	\$ 163,208.33
4158	February 1, 2025 to February 28, 2025	\$ 174,178.50	\$ 122.70	\$ 174,301.20	\$ 22,643.21	\$ 196,944.41
4602	March 1, 2025 to March 31, 2025	\$ 164,553.50	\$ 58.60	\$ 164,612.10	\$ 21,399.59	\$ 186,011.69
Total		\$ 984,031.50	\$ 3,656.05	\$ 987,687.55	\$ 128,207.17	\$ 1,115,894.72

This is Exhibit "B" referred to in the Affidavit of
Bryan Gelman, sworn before me on
April 4, 2025



Thomas John McElroy, a Commissioner, etc.,
Province of Ontario, for Albert Gelman Inc.
Expires February 14, 2028

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receive
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Aug 31, 2024
Invoice No: <4808-1>
Billing Through: Aug 31, 2024
File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-06-26	DWOO	Review email updates from Mr. Ross Karlin regarding plumbing contract; review correspondence regarding updated budget matters; review correspondence regarding Notice to Home Buyers;	0.60	\$615.00	\$369.00
2024-06-27	DWOO	Review multiple correspondence and updates regarding lien matters, insurance matters, Tarion matters, approved draft plan of condo matters and potential disclaimer matters;	0.50	\$615.00	\$307.50
2024-06-28	DWOO	Review correspondence and updates;	0.50	\$615.00	\$307.50
2024-07-01	DWOO	Review correspondence from RAR Litigation; review correspondence from Spectrum Realty regarding disclaimer matters; review correspondence regarding Binding LOI and back charges for deficient work; consider issues; review update from Mr. Ross Karlin regarding missing items from Technical Concrete Solutions Ltd.;	0.60	\$615.00	\$369.00
2024-07-02	DWOO	Attend internal call with Camcos to discuss deficiency claims and potential use of chargebacks; further discussions regarding current market for town homes; further discussions regarding Leblon; review correspondence and updates regarding CCDC contract with Elevate; consider issues; correspondence to Mr. Terry Scott regarding settlement and discharge of lien matters from the summer of 2023 and releases that were provided; send emails to accounting contacts that expressed an interest in the book keeper role;	1.60	\$615.00	\$984.00
2024-07-03	DWOO	Review message from Mr. Brent Harris at the CRA and information reques; prepare correspondence and instructions to Mr. Terry Scott to provide requested information to CRA; review multiple correspondence and updates related to CCDC contracts to sub-trades and suppliers; review message from home owners; correspondence to Mr. Terry Scott and Mr. Tom McElroy; review correspondence from legal counsel enclosing draft lien claims process; consider issues and provide comments;	1.40	\$615.00	\$861.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-07-04	DWOO	Telephone call with Ms. Hilary Lafleur regarding Grand Grace email account; confirm that the town home contracts have not yet been disclaimed; review internal emails and updates; correspondence to IT provider regarding the grand grace email account; review correspondence from Mr. Ross Karlin regarding Hydratest Ltd invoices; review minutes of settlement regarding to discharge of liens from September 2023; review correspondence from the City of Richmond Hill regarding part lot control and payment of fees; copy to Mr. Terry Scott and Mr. Tom McElroy; review and provide comments on a draft letter to CRA;	1.50	\$615.00	\$922.50
2024-07-05	DWOO	Review correspondence and general updates; review proposed amendments to Glynn contract;	0.50	\$615.00	\$307.50
2024-07-06	DWOO	Review correspondence and updates regarding proposed lien process; consider issues;	0.30	\$615.00	\$184.50
2024-07-07	DWOO	Review correspondence and updates from Mr. Tom McElroy and Mr. Terry Scott;	0.20	\$615.00	\$123.00
2024-07-08	DWOO	Review correspondence and updates from Mr. Ross Karlin, Mr. Jure Selak and Ms. Andrea Munoz; review next steps regarding Alba Construction; review communications with home buyers; review correspondence in regards to Taron matters; review Notice to Disclaim town homes; consider issues and provide comments; review correspondence from Ms. Hilary Lafleur regarding two APS's for unit 117 and next steps; review summary of liens filed against the property;	1.40	\$615.00	\$861.00
2024-07-09	DWOO	Review updates regarding lien matters; review updates regarding home owner occupancy dates; review updated Notice of Disclaimer; review draft correspondence to third party working with Mr. Fansey Wang; consider issues; respond to same;	1.10	\$615.00	\$676.50
2024-07-10	DWOO	Review multiple correspondence and updates;	1.20	\$615.00	\$738.00
2024-07-11	DWOO	Review correspondence from Mr. Ross Karlin; review updates from Mr. Terry Scott; review updates from Mr. Tom McElroy regarding lien matters; review comments regarding payment certifier role and services;	0.70	\$615.00	\$430.50
2024-07-12	DWOO	Telephone call from the Receiver for Amercan Corp.; discuss a 1990 commute boat that is owned by JPLP and is docked in a marina; review marina details; google search boat make and model; review correspondence and updates;	1.00	\$615.00	\$615.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-07-13	DWOO	Review correspondence related to creditor opposition to the proposed Claims Bar process;	0.10	\$615.00	\$61.50
2024-07-14	DWOO	Review correspondence regarding settlement offer from broker;	0.10	\$615.00	\$61.50
2024-07-15	DWOO	Review correspondence and updates from external and internal parties; review correspondence related to Taron legislation and potential termination dates by Home Buyers;	0.70	\$615.00	\$430.50
2024-07-16	DWOO	Review draft lien process, draft form of order and draft notice of motion; provide comments to Mr. Tom McElroy; review updates regarding CCD17 contracts for sub-trades; consider issues;	1.20	\$615.00	\$738.00
2024-07-17	DWOO	Review correspondence and updates;	0.70	\$615.00	\$430.50
2024-07-18	DWOO	Review multiple correspondence and updates from internal colleagues and external parties; review and respond to correspondence from the Receiver for Amercan regarding a 1990 Rossborough boat;	1.00	\$615.00	\$615.00
2024-07-19	DWOO	Telephone call from the Receiver for Amercan; review correspondence from Receiver for Amercan and respond to same; review multiple correspondence and updates;	1.00	\$615.00	\$615.00
2024-07-20	DWOO	Correspondence to Mr. Terry Scott regarding 1990 Rossborough boat disclosed by the Receiver for Amercan;	0.10	\$615.00	\$61.50
2024-07-22	DWOO	Review correspondence and updates;	0.50	\$615.00	\$307.50
2024-07-23	DWOO	Review correspondence and updates;	0.50	\$615.00	\$307.50
2024-07-24	DWOO	Review correspondence and updates;	0.50	\$615.00	\$307.50
2024-07-25	DWOO	Review correspondence and updates;	0.50	\$615.00	\$307.50
2024-07-26	DWOO	Review correspondence and updates;	0.50	\$615.00	\$307.50
2024-08-01	BGELMAN	Review of email from Taron re BMO LOC; Attend teams call with Jerry Marriott, Terry Scott, Tom McElroy and Taylor Fiore re status update; Attend teams call with Taron and its counsel; Attend call with Jerry Marriott at Cameron Stephens; call with Terry Scott and Tom McElroy re next steps for balance of items to complete relating to contracts; Attend call with Elevate Team and AGI team re Construction and Development contracts to finalize terms;	3.80	\$615.00	\$2,337.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-08-01	TMCELROY	Review of Tarion terms and conditions letter; Prep for and attend conference call with Receiver and Tarion; Call with CS and Receiver re various matters; Call with Receiver, Receiver counsel, Tarion and Tarion counsel re builder of record, Tarion security requirements and other matters; Conference call with CS, Receiver and Elevate to discuss various matters; Conference call with Elevate and Receiver to discuss DM agreement and other matters; Continue drafting Third Report to Court; Assemble appendices to Third report;	4.50	\$575.00	\$2,587.50
2024-08-01	TSCOTT	CS/Receiver Meeting J Marriot, T Fiore (CS) B Gelman, T McElroy, need to understand the Cost to Complete, Receiver's fees, Camcos fees, DM fees, Discuss DM/CM contract and process requirements for payment applications, Tarion meeting (A Slavens, K Rowe, T Ahmadi, D Peck, R Shah, J Larry, B Gelman, T McElroy - notified of Disclaimer Notices, proposal discussions, indemnification, Builder of Record and Register through Tarion, need QFE Applications evaluation, when Elevate applications is provided Tarion will provide risk / premium requirements. Meeting with J Marriot, T Fiore (CS), M Wywrot, J Selak (Elevate), B Gelman, T McElroy. Follow up meeting M Wywrot, J Selak (Elevate), re DM Fees, proposal by Elevate to take over Cost Consultant role to approve / authorize payments. Arrange meeting Glynn/Elevate to review services efficiencies contemplated by elevare and request Elevate provide description/list of the efficiencies; Send follow-up email to M Mukhtar (CS) seeking clarification of expected receipt of funds, receive response to same from A Mossman confirming funds expected August 2;	5.30	\$525.00	\$2,782.50
2024-08-02	BGELMAN	Attend group call with representatives of Cameron Stephens, Home trust and Equitable;	0.80	\$615.00	\$492.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-08-02	TMCELROY	Email to F. Seyars re Taron security; Review and sign estate trust cheques re August 5 draw; Review site observation report; Conference call with CS, Receiver and lenders to discuss various matters; Call with Jure (Elevate) to discuss proposed changed to CCDC17 T&C for Northland contract; Meeting with T. Scott and B. Rhodes to review and discuss pre- and post-Receivership HST filings and accounting; Discuss various construction related matters with T. Scott; Prepare Receiver's interim SRD; Finalize Third Report to Court; Finalize Receiver's affidavit;	8.90	\$575.00	\$5,117.50
2024-08-02	BGELMAN	Review and approval of bank reconciliation for statement dated June 30, 2024;	0.10	\$615.00	\$61.50
2024-08-02	BRHODES	Meeting with T. Scott and T. McElroy; Filing December 2023 and January 2024 HST returns	1.00	\$300.00	\$300.00
2024-08-02	TSCOTT	Lenders' meeting; Review proposed changes provided by J Selak (Elevate) to CCDC 17 Topworks contract and provide comments; Review HST ITC reports (B Rhodes/T McElroy); Review H&S report from July 31, send same to J Selak seeking corrective action(s) proposed to respond to mold report; Review partial draw report from F Sayers (Glynn), produce Cheque Req for Aug 5 draw informed by same; Review email response to Deficiency Notice from Alba and proposed corrective action(s), forward same to A Munoz (Camcos) for advice and recommendations - follow-up telcon same for background/context; Review H&S report, provide direction to J Selak (Elevate) to investigate remedial action to rectify mold challenge discovered at the work site; Review Glynn Group invoices - approve for payment; Review CCDC-17 from Northland with redline edits, provide comprehensive written feedback for internal discussions related to trade's demands; Recover CRA HST access codes from archives, provide same to B Rhodes for action; Collate/produce Aug 5 draw cheque requisition; Receive email notification from Purchaser of POTL#15; Telcon with J Selak (Elevate) re Northland CCDC-17 SC strikeouts and the challenges with acquiescing to Trades related to Ts&Cs in the context of Receivership stewardship;	4.70	\$525.00	\$2,467.50
2024-08-05	TMCELROY	Instructions to D. Cherniak re banking matters; Email to T. Fiore; Prepare Receiver's Certificate re advance from secured creditor;	0.80	\$575.00	\$460.00
2024-08-05	BGELMAN	Review and final approval of Receiver's Third Report to Court;	0.40	\$615.00	\$246.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-08-06	BGELMAN	Review and approval of final report to Court and Affidavit of Fees;	0.50	\$615.00	\$307.50
2024-08-06	TMCELROY	Conference call with Glynn Group, Receiver and Elevate/LCH to discuss various matters related to accounting, budget, payment certification, etc.; Discuss various construction related matters with T. Scott; Review and sign amended disclaimer notice for POTL 15; Email to M. Wyrot re DM contract; Review counsel comments to supplementary T&C re CCDC5A; Call with Jure S. (Elevate) re CCDC5A; Review of Elevate Certificate of Insurance; Email to Insurance consultant re same; Review and sign estate trust cheque; Review and respond to correspondence from J. Marriott; Review of GL and prepare and post several journal entries;	4.40	\$575.00	\$2,530.00
2024-08-06	TSCOTT	Received pre-meeting call with M Wywrot (LCH); Meeting M Wywrot, M Chevrier (Elevate/LCH), F Sayers, P Doucet (Glynn) T McElroy requested by LCH; Send email query to M Wywrot (LCH) to determine if his group was in possession of the Amended PA for POTL#15; Review POTL 15 amendment APS with R Shah to seek advice on the requirement to produce an amended notice; Produce amended notice for delivery by LCH; Review advice provided by A Munoz (Camcos) re Alba's response to rectification of deficiencies, provide same to J Selak (Elevate) and request compliance of ALBA;	4.10	\$525.00	\$2,152.50
2024-08-07	BGELMAN	Call with Jerry Marriott; Review and approval of Borrowing Certificate for Investor Group; Review of revised CCDC-5A;	0.40	\$615.00	\$246.00

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2024-08-07	TMCELROY	Meeting with Elevate and Receiver; Prepare Receiver's draft Receiver's Certificate re borrowings from CS and email to J. Marriott re same; ; Meeting with Jure S. to review and discuss CCDC 5A; Update CaseWebiste; Several emails to Elevate re Trade CCDC 17 contracts; Review CCDC 17 contracts provided by Elevate for Royal Oak, Aya and Select Surfaces; Email to Elevate re comments; Finalize borrowing certificate and email to J. Marriott; Review of Elevate changes to CCDC 5A discuss with Jure S.;	4.60	\$575.00	\$2,645.00
2024-08-07	MSHAFIQUE	Email Hilary to schedule Affidavit meeting;	0.10	\$385.00	\$38.50
2024-08-07	AROBINSON	Performed PPSA, Corporate Profile search and bankruptcy searches on Select Surfaces Corp, Royal Oak Railing and Stair Ltd, Aya Kitchen and Bath Ltd and Northland Paving Ltd.	0.60	\$335.00	\$201.00
2024-08-07	TSCOTT	Review advice provided by A Munoz (Camcos) re Northland's CCDC 17 SC edits and provide same to J Selak (Elevate) and request compliance from Northland before Receiver accepts Contract; Receive email notification from Purchaser of POTL#2.; Produce amended notice for delivery by LCH;	1.90	\$525.00	\$997.50
2024-08-08	TMCELROY	Review of LCH/Elevate DM form of contract and proposal; Discuss same with B. Gelman; Email to counsel re same; Email to J. Marriott re same; Conference call with Jordan K. and Stanley H. (Windsor) re status of receivership; Conference call with Elevate and Receiver to discuss DM/CC proposal and form of contract; Review and sign amended POTL 2 APS disclaimer; Review of statement of claim prepared by counsel re Ideal Developments Inc. et al;	3.80	\$575.00	\$2,185.00
2024-08-08	BGELMAN	Review of proposed DM contract, meeting with Tom McElroy re same, and email to Michal at LCH re same; Attend teams call with representatives of Windsor Capital; Call from Michal Wywrot re DM contract details; Attend teams calls with representatives of Elevate to have Q&A on Dm contract;	3.10	\$615.00	\$1,906.50
2024-08-08	RBUBNIC	Bank reconciliation for July 2024.	0.10	\$335.00	\$33.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-08-08	TSCOTT	Revise/amend POTL 2 Disclaimer Notice to included Amended Purchase agreement provided by POTL 2 purchaser for signature; Seek clarification from J Selak (Elevate) re brick inventory on-site; Telcon F Sayers (Glynn) re bid leveling controls exercised by Receiver (advise Memo Received/Reviewed, sent to Camcos for feedback/recommendations); Site visit; Meeting M Wywrot, L Wywrot, J Selak (Elevate/LCH) B Gelman, T McElroy - CCDC 5 discussions, reconvene same at 6 PM; Continuation of same, LCH/Elevate explained the administrative and management costs associated with responding to unit owner identified deficiencies and calling in T&M trades to correct unit deficiencies;	6.60	\$525.00	\$3,465.00
2024-08-09	TMCELROY	Email to Tarion; Call with Andrea M. and J. Circosta re Elevate DM contract; Video meeting with Receiver, Cameron Stephens and lender group; Internal meeting with T. Scott and B. Gelman to review various matters including, accounting, HST filing, Tarion, construction matters, budget and other matters; Prepare and post journal entry;	2.40	\$575.00	\$1,380.00
2024-08-09	BGELMAN	Prepare for call with Cameron Stephens and their Investor Group; Call with Jure re next steps for contract signing; Review and sign Top Works contracts; Attend internal call with AGI re checklist;	1.90	\$615.00	\$1,168.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-08-09	TSCOTT	Attend Lenders meeting; Review email from A Munoz (Camcos) to clarify recommended documents to be provided by trade to inform CCDC preparation; Telcon with J Selak recommend above-described docs are gathered prior to CCDC; Review CCDC 17 signed by Trade send for signature - return same to J Selak; Review request for payment of Lonestar invoice from Elevate, respond with direction to Elevate to confirm Invoice is in compliance with Purchase Order referred on invoice; RE Uncashed Alectra cheque 105, direct stop payment as subsequent invoices from these accounts have been paid and they include the amounts on the invoices included in that cheque; Internal Meeting T McElroy, B Gelman project matters, CCDC 5A, Tarion, Indemnification; Review CCDC's provided by A Giannaris (Elevate) absent most recent SC data, forward updated SCs to same directing the revision of the contracts for Select, Aya and Campoli; Review sub-metering memo from D Duperrouzel (Elevate) forward same to A Munoz (Camcos) for recommendations/advice; Review outstanding accounts payable report from Cedar Springs for water services provided to JPLP at 8000 Jane St, follow up with telcon to confirm this activity is separate from the water services provided to the site; Review/collate Alectra bills for 13 properties, produce cheque requisition for same;	6.10	\$525.00	\$3,202.50
2024-08-11	TSCOTT	Email exchange between, J Selak (Elevate) M Wywrot; Review request to disclaim/terminate Carma sub metering contract;	0.60	\$525.00	\$315.00
2024-08-12	BGELMAN	Email with representatives of Elevate re subcontracts; Call with Terry Scott re contract signing; review of J. Marriott email update; email to Jerry Marriott re indemnity provisions; Call with Jerry Marriott re same;	0.80	\$615.00	\$492.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-08-12	TMCELROY	Review of various emails from Elevate; Review and respond to email from T. Scott re next steps re Reliance contract; Discussions with T. Scott re disclaimer of Carma contract re submetering; Email to J. Marriott re Elevate indemnity and guarantee;	1.00	\$575.00	\$575.00
2024-08-12	TSCOTT	Continued communications (JU Selak/M Wywrot) related to CARMA activity; Review email request from J Selak (Elevate) seeking consultant contracts; Search email/document archives and provide: Stantec quote, SRN (Architect) documents, Masongsong contract, MV Shore contract, RJC contract and docs; Review request from J Selak (Elevate) related to the status of the Reliance contract including product delivered to the site prior to Receivership; Subsequent discourse internally and with M Wywrot (LCH) approving his request seeking to negotiate with Reliance; Draft notice or disclaim/terminate the sub-metering agreement with Carma; Review edited Chislett Roofing Block B - CCDC and seek clarification from J Selak (Elevate) seeking clarification/substantiation for editing/striking out clauses; Review cost/benefit of Rent or Buy Underground Fans to resolve Parking Moisture Issue provided by J Selak (Elevate) and request the rental company provides make model of proposed equipment to be rented to facilitate level comparisons;	4.10	\$525.00	\$2,152.50
2024-08-13	BGELMAN	Attend onsite at Jefferson property; Review of email from Phil Cho re lien claim process;	1.90	\$615.00	\$1,168.50
2024-08-13	TMCELROY	Review and consider email from counsel to Don Fry Scaffolding re lien claims process; Discuss same with B. Gelman; Review and sign estate trust cheque;	0.60	\$575.00	\$345.00
2024-08-13	BGELMAN	Update call with Iana Raguimov re status of proposal negotiation;	0.10	\$615.00	\$61.50

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2024-08-13	TSCOTT	Telcon J Selak (Elevate) following up on emails seeking clarification on Chislett CCDC and status of requested information related to request for info related to Carma contract disclaim (specifically when/what was delivered to site by Carma); Send contract disclaim/terminate notice via email to Carma Corp; Received voicemail from DaTom seeking payment for work provided, follow-up with email directing them to contact the Construction Manager (Elevate); Receive email from Secure Group (Via Elevate Accounting); Follow-up with Secure Group advising same; Received list of products delivered to the site from Carma metering with confirmation all was delivered pre-Receivership;	4.10	\$525.00	\$2,152.50
2024-08-13	AZELDIN	Review of email from P. Cho re response to Receiver's Amended Motion Record;	0.20	\$470.00	\$94.00
2024-08-14	BGELMAN	Review and sign CCDC-17 for electrical contract; Call with counsel for Receiver re email from Phil Cho, counsel for lien claimant, re lien claim process; call with Phil Cho and AGI representatives, and Receiver's counsel, re changes to draft order;	1.10	\$615.00	\$676.50
2024-08-14	TMCELROY	Conference call with counsel re upcoming hearing re lien process; Conference call with Receiver, P. Cho and counsel; Email to G. Phoenix (Loopstra Nixon);	1.50	\$575.00	\$862.50
2024-08-14	TSCOTT	Receiver/Elevate coord meeting; Send email to J Selak (Elevate) requesting a forecast of the expected payments for the Sep 5 draw to ensure a timely request to the lenders; Meeting J Larry, R Shah (Counsel), B Gelman, T McElroy re Don Fry Exception to Receiver's Proposed Court Order Process to post Receivership Lien claims process; Subsequent meeting with P Cho, S Apostol (WeirFoulds) counsel to Don Fry Scaffolding (DF), Send email to P Doucet (Glynn) seeking confirmation of the Payment Certifier Services; including dissemination of the roles/responsibilities of stakeholders to ensure compliance expectation management; Receive/Review Campoli Electric – CCDC; recommend approval/signature and subsequently return same to J Selak;	4.40	\$525.00	\$2,310.00

Receiver of Jefferson Properties Limited Part et al
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250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Aug 31, 2024

Invoice No: <4808-1>

Billing Through: Aug 31, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-08-14	AZELDIN	Review of email from F. Souza re response to Receiver's Amended Motion Record;	0.20	\$470.00	\$94.00
2024-08-15	BGELMAN	Review of letter from Jawad Janmohamed at Sutherland Law; Review of draft email from Terry Scott re Don Fry Lien Claim and call him to discuss revisions to same; Review and approval of Chislett quote; Update call with Jerry Marriott; Review of update email including timeline schedule from Jure at Elevate re construction schedule;	1.40	\$615.00	\$861.00
2024-08-15	TSCOTT	Review/research/produce expected Sep 5 draw forecast, determine funds required to (if any) share report with T McElroy to inform funding requirement; Research/review/collate and produce draft settlement proposal for DF lien claim for internal review; Amend same to include calculation of quantum to settle, send same via email to P Soh, S Apostol (WeirFoulds) counsel to Don Fry Scaffolding; CM/Lender/Receiver meeting J Marriot (CS), J Selak, L Wywrot, M Wywrot, R Karlin (Elevate) re Construction Schedule/Budget, DM/CM contracts, Lien Process; Review email query from K Bertuzzo (Rafat) regarding payment for pre-receivership work; Advise same of Lien Claim process; Review email request from J Panagakos (Condo Purchaser) to have their deposit returned, acknowledge receipt of same and inform that request will be reviewed;	5.10	\$525.00	\$2,677.50
2024-08-16	BGELMAN	Attend call arranged by Cameron Stephens with their investor group;	0.50	\$615.00	\$307.50
2024-08-16	TMCELROY	Conference call with lending group, CS and Receiver; Voicemail from Kirk Bryan and Fanseay Wang; Email to Kirk Bryan; Review of P. Cho (counsel to Don Fry) comments to proposed changes lien claim process Order; Discuss same with counsel; Review and respond to correspondence from Luke W. re condo registration; Review of respoding record of Don Fry re lien claim process; Call with counsel re same; Review of revised draft form of Lien Process Order drafted by counsel;	3.70	\$575.00	\$2,127.50
2024-08-16	BRHODES	February and March 2024 HST preparation;	2.30	\$300.00	\$690.00

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2024-08-16	TSCOTT	Weekly Lenders' update conference call; Forward email request from J Panagakos (Condo Purchaser) to have their deposit returned to R Shah (Counsel) for advice/recommendations; Receive/review memo re: Structural Steel from D DuPerrouzel (Elevate) forward same to A Munoz for review;	2.20	\$525.00	\$1,155.00
2024-08-17	TMCELROY	Call with counsel re Aug 19 hearing to approve lien claim process;	0.40	\$575.00	\$230.00
2024-08-17	BGELMAN	Call with Tom McElroy and Jeffrey Larry re lien claim order and process leading to Court Approval;	0.30	\$615.00	\$184.50
2024-08-17	TSCOTT	Receive email notification from Purchaser of POTL#22; Review email exchanges with internal counsel and DF trade counsel related to the submission for the court ordered Lien Claim process, prepare response related to the status of the DF Claim review;	1.30	\$525.00	\$682.50
2024-08-18	BGELMAN	Update call with Wendy Greenspoon re court matters and lien claim process;	0.20	\$615.00	\$123.00
2024-08-18	TSCOTT	Receive/review Rough Carpentry Memo #17 from J Selak (Elevate) forward same to A Munoz for (Camcos) advice/recommendations;	0.40	\$525.00	\$210.00
2024-08-19	TMCELROY	Update case website; Discuss various construction related matters with T. Scott; Review and sign amended APS disclaimer notice; Meeting with T. Scott to go over file checklist and delegate tasks; Review HST notice of assessment re RT0002 account; Conference call with L. Wywrot, T. Scott, R. Theriault and G. Vivian re property registration; Review of P. Cho comments to proposed form of Lien Process Order;	1.90	\$575.00	\$1,092.50
2024-08-19	BGELMAN	Call with Jeffrey Larry re lien claim order and review of suggested changes; call with Tom McElroy re same; review and comments to emails re broker selection process;	0.50	\$615.00	\$307.50
2024-08-19	BRHODES	Filing March 2024 HST; Drafting April 2024 HST;	0.90	\$300.00	\$270.00

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2024-08-19	TSCOTT	Send email follow up to J Panagakos (Condo Purchaser requesting deposit returned); Review the recommended Payment Certification procedure provided by P Doucet (Glynn) and provide Receiver's recommendation; Internal meeting/coord conference; Meeting with L Wywrot (LCH), R Theriault (Loonix), D Vivian (JD Barner), J Larry (PR), T McElroy, review matters related to City of Richmond Hill registration of property; Review copy of the Amendment to the Agreement of Purchase and Sale of POTL#22 provided by purchaser, produce an amended Notice of Disclaim send to LCH for delivery; Review application for payment from Camcos and submit to F Sayers (Glynn) for processing; Receive written exceptions/concerns from A Munz (Camcos) related to Memo 17, follow up telcon with same; Send email to J Selak summarizing challenges and specific concerns to be addressed; Re Reliance - advised by M Wywrot that last comms with Reliance several months earlier; Send query to R Shah (Counsel) Reliance negotiations; Receive response from J Panagakos (Condo Purchaser requesting deposit returned) with copy of APS (Unit 112); Forward same to M Wywrot (LCH) to confirm latest closing before the purchaser is able to disclaim APS;; Send email response to J Panagakos (Condo Purchaser requesting deposit returned); Follow-up request to J Selak seeking status of rectification of mold challenges; Receive Past Due notice from City of RH Water services, investigate accounting and banking data, determine a cheque for payment was sent as processed on July 25, 2024; Receive request for payment from J Kim RAR Litigation; request they provide copies of invoices to include date(s) goods/services were provided and any agreements, contracts or authorizations that inform/refer the terms/conditions and goods/services delivered; Review/collate Alectra bills for 9 properties, produce cheque requisition for same; Review follow up email from J Selak (Elevate) re review Rough Carpentry Memo #17 confer with A Munoz (Camcos) - request J Selak include language in Memo to be more specific;	6.70	\$525.00	\$3,517.50
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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-08-20	TMCELROY	Review HST filing and journal entries re same with B. Rhodes; Conference call with M. Wyrot, R. Shah and T. Scott re reliance contract and equipment, additional warranty reserve requested by Elevate and other matters; Draft email to J. Marriott re status of construction lien claim Court hearing; Review and sign estate trust cheque;	1.20	\$575.00	\$690.00
2024-08-20	BGELMAN	Call from Jerry Marriott re broker and sales process; email re same; email to Sean Flemming at Cameron Stephens;	0.30	\$615.00	\$184.50
2024-08-20	BRHODES	Filing April 2024 HST; Drafting and filing May 2024 HST;	0.50	\$300.00	\$150.00
2024-08-20	TSCOTT	Reliance meeting M Wywrot (LCH), R Shah (Counsel), T McElroy, review approaches to navigate pre-Receiver agreement related to disclaiming rental agreement, legal title to property on-site and communication directly with Reliance stakeholders to negotiate; Lien Claim process meeting R Shah (Counsel), T McElroy, review process amendments; Receive/review more detailed Rent/Buy Memo re drying Fans from D DuPerrouzel (Elevate); Seek advice/recommendations from A Munoz (Camcos on same; Discuss matters related to HST filings to B. Rhodes; Produce amended Disclaimer Notice POTL 20; Produce RFP template for the provision of real estate broker services ("Proposals") send to T Fiore (CS) for reference; Provide CCDC 17 Northland document and previously submitted invoice and request that he "certify" the application for payment (invoice) for payment on the Sep 5 draw; Telcon J Selak re site status and expected / imminent memos that he is seeking to have approved; Request J Selak produce a memo re cost/benefit of removing after hours security staff and rely on Live Patrol's enhanced monitoring / resources; Receive / review Memo 7r1 and 17r1 from J Selak, confirm acceptable with A Munoz (Camcos); Review revised Memo Aya Kitchens with scope change removed the supply and installation of powder room vanities; confirm scope is in accordance with drawing and vanities are to be pedestal; Status/Update meeting J Circosta (Camcos);	5.90	\$525.00	\$3,097.50

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2024-08-21	TMCELROY	Detailed review of correspondence from M. Wyrot re CCDC 5A indemnity and warranty reserve; Conference call with Receiver and Elevate; Email to CS re Schedule B to standard OREA form; Review of counsel proposed changes to lien claim process order and email to counsel re same; Discuss various construction related matters with T. Scott;	2.60	\$575.00	\$1,495.00
2024-08-21	BGELMAN	Call with Taylor Fiore at CS re broker selection process; Review of email from Michal Wywrot Attend call with representatives of Elevate re CM and DM contracts;	0.80	\$615.00	\$492.00
2024-08-21	TSCOTT	Email to J Selek (Elevate) approve Memos 7r1 and 17r1; Elevate/LCH meeting J Selak, M Wywrot, L Wywrot, A Giannaris, D DuPerrouzel, R Karlin (Elevate/LCH); B Gelman, T McElroy, CM/DM contract administration, indemnification; Reliance/Mechanical/HVAC negotiations; Provide All RE Proposal acquired by the Receiver to T Fiore; Receive / review Rough Carpentry CCDC - K/A Contracting from J Selak, forward same to A Munoz (Camos) for review / advice / recommendations; Site visit (including A Munoz / Camcos & P Doucet / Glynn); Receive / review Memo #19 - Under slab Drainage and Concrete from A Giannaris (Elevate), forward same to A Munoz (Camos) for review / advice / recommendations; Email/Telcon with M Wywrot (LCH) to discuss sundry administration matters;	5.60	\$525.00	\$2,940.00
2024-08-22	BGELMAN	Review of opinion from counsel on Reliance contract; call with Terry Scott re same; Attend call with counsel for Receiver re amended lien claim order and Reliance contract and case law; Attend teams call with representatives of Cameron Stephens and Elevate to discuss broker selection process;	1.60	\$615.00	\$984.00
2024-08-22	TMCELROY	Conference call with counsel to discuss form of lien claim process Order and other matters; Conference call with Elevate, Receiver and Cameron Stephens; Review of Occupancy Schedule;	1.60	\$575.00	\$920.00

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2024-08-22	TSCOTT	Send email approval to proceed to A Giannaris (Elevate) re: Memo #19 - Under slab Drainage and Concrete; Send email approval to proceed to J Selak (Elevate) re: Rough Carpentry CCDC - K/A Contracting; Lien claims process meeting J Larry, R Shah (Counsel); Meeting with same re: Reliance contract / disclaim / terminate options/obligations available; Receive request from P Doucet (Glynn) Re topworks CCDC-17; forward same to J Selak for support/action; Update/meeting with CS, Elevate/LCH; Receive/review Memo #5r1 - Painting from A Giannaris (Elevate) confirming negotiation outcome; Receive/review CCDC for Pro-Drain Construction Ltd from A Giannaris (Elevate) - sent to trade for signature; Receive/review CCDC for Favaro Painting Ltd from A Giannaris (Elevate) - sent to trade for signature; Receive/review Schedule of Agents / Co-operating Brokers (including contact information) involved in purchase/sale of all units from M Wywrot (LCH) for contemplated notification;	5.10	\$525.00	\$2,677.50
2024-08-23	TMCELROY	Conference call with Receiver, Cameron Stephens and lending group; Email to Reg (LN) re form of APSs; Email to J. Marriot re Elevate request for warranty reserve; Email to counsel re Elevate comments to CCDC5A; Review of counsel suggested changes to draft form of Lien Claim Process Order and discuss same with R. Shah; Discuss various construction related matters with T. Scott;	2.80	\$575.00	\$1,610.00
2024-08-23	BGELMAN	Attend Cameron Stephens group update call with their investor group;	0.50	\$615.00	\$307.50

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2024-08-23	TSCOTT	Lenders' update meeting; Prepare draft Brokerage Contract Disclaim-Terminate Notification email and send to R Shah (Counsel for review); Receive / review from J Selak Pro Drain Construction Ltd - CCDC, forward same to A Munoz (Camcos) for advice/recommendations; Review process/nomenclature of bid to CCDC activities; Memo's with and "Rx" suffix are a follow-up or confirmation of that Memo's execution; Receive telcon from J Selak (Elevate) seeking concurrence from the Receiver to provide a deposit or expedited payment to a "small" trade that has challenges waiting 45+ days to pay staff;; Receive / review Memo #9 - Flooring from A Giannaris (Elevate), forward same to A Munoz (Camos) for review / advice / recommendations;	6.20	\$525.00	\$3,255.00
2024-08-26	TMCELROY	Conference call with T. Scott, B. Gelman, J. Marriott and T. Fiore to discuss various matters; Call with R. Shah (counsel) re CCDC5A contract; Conference call with Elevate, Elevate counsel and Receiver counsel to discuss CCDC5A contract; Review of Aug 26 site observation report;	2.10	\$575.00	\$1,207.50
2024-08-26	BGELMAN	Attend teams call with Taylor F., Jerry M. and AGI representatives re indemnity requests from Elevate on CM and DM contracts and other matters; Attend call with Elevate and their counsel, as well as AGI representatives, in order to discuss indemnity language and holdback reserve for repairs;	1.40	\$615.00	\$861.00

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2024-08-26	TSCOTT	CM/DM contract meeting with J Marriot, T Fiore (CS), B Gelman, T McElroy, discuss the indemnity and other matters; Meeting LCH/Elevate re indemnification of works/activities prior to Elevate's engagement J Selak M/L Wywrot R Hauk (LCH & Counsel) B Gelman, T McElroy R Shah (Counsel); Email/Telcon follow-up with purchaser of POTL# 15 seeking information related to amended notice of disclaim request confirmation; Prepare/deliver cost/benefit/risk correspondence surrounding the possibility of removing guard staff after hours and replacing these resource with Enhanced video surveillance; Receive/commence investigation into query from J Selak (Elevate) Re: Royal Oak contract; Receive/review email from L Wywrot (LCH) as an informal Interior Design Recommendation - request recommendation be provided in the form of bid leveling memo for the Receiver's action; Receive/ review the outstanding invoices, as well as the Retainer Agreement for the Woodbridge Stoneslinger from J Kim (RAR Litigation) determine these activities are for work/services provided prior to the Receiver date; Prepare draft termination/disclaiming notice for same and sent to R Shah (Counsel); Receive direction request from D DuPerrouzel (Elevate) to remove after hours security staff; Follow up request from POTL 15 purchaser yet to receive amended disclaim notice (previously provided by the Receiver to LCH for delivery to purchaser) send same direct to purchaser; Prepare/deliver amended Disclaimer Notice direct to purchaser of POTL 20; Review/collate Alectra bills for 3 properties, produce cheque requisition for same; Receive follow up email from J Kim (RAR Litigation) seeking status of payment request: Call with R. Shah re same; Follow-up with Camcos on advice/review of CCDC for Pro Drain - subsequently receive no exception from same; Receive/review Memo #22 (Drywall) from J Selak (Elevate) forward to A Munoz (Camcos) to provide advice/recommendations.;	7.20	\$525.00	\$3,780.00
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forward to A Munoz (Camcos) to provide
advice/recommendations.;

2024-08-27	BGELMAN	Meeting with Terry Scott re Pro Drain contract and execute same;	0.40	\$615.00	\$246.00
2024-08-27	TMCELROY	Correspondence from Jure Selak re rough carpentry; Review and sign estate trust cheques; Discuss various construction related matters with T. Scott;	1.20	\$575.00	\$690.00

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2024-08-27	TSCOTT	Forward CCDC for Pro Drain to B Gelman for signature; Collate/catalogue//archive bid leveling memos and CCDC contracts; Construction consultant meeting J Circosta (Camcos) Royal Oak deposit challenge; Telcon Pro-Quality related to unsecured creditor payment; Receive/review Memo #23 - Plumbing and HVAC from J Selak (Elevate) forward to A Munoz (Camcos) to provide advice/recommendations.; Receive/review Interior Design Recommendation Memo from R Debergh (LCH) forward to A Munoz (Camcos) to provide advice/recommendations.; Review correspondences between J Selak and A Munoz (Elevate/Camcos) related to the proposed accelerated payment schedule for carpenter vendor; Provide signed CCDC 17 - Pro Drain to J Selak (Elevate); Receive/review Structural Steel Memo #7R1 from J Selak (Elevate) forward to A Munoz (Camcos) to provide advice/ recommendations.; Receive/review Rough Carpentry CCDC - K/A Contracting SC revisions from J Selak (Elevate) forward to A Munoz (Camcos) to provide advice/recommendations.; Provide direction to J Selak (Elevate) Re Rough Carpentry CCDC - K/A Contracting SC revisions; Review Interior Design Recommendation Memo from R Debergh (LCH) and provide direction to proceed to LCH; Send direction to J Selak (Elevate) to proceed with Memo #23 - Plumbing and HVAC; Send direction to J Selak (Elevate) to proceed with Structural Steel Memo #7R1; Re Memo #21 - Landscaping provided by J Selak (Elevate) request same to provide the tender & bid schedules; Send direction to J Selak (Elevate) to proceed with Memo #9 Flooring; Notify Elevate decision keep after hours guards on site;	6.60	\$525.00	\$3,465.00
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2024-08-28	TMCELROY	Prepare draft email to for Taylor Fiore re requests for listing proposals; Conference call with Elevate and Receiver to discuss construction and other matters; Conference call with R. Shah, Reg T. and M. Wyrot re form of APS; Discuss various construction related matters with T. Scott; Review of revised occupancy schedule and construction schedule;	1.80	\$575.00	\$1,035.00
2024-08-28	BGELMAN	Attend teams call with real estate and insolvency counsel to discuss the form of APS for both condo units and freeholds;	0.30	\$615.00	\$184.50

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2024-08-28	TSCOTT	Receive/review Memo #21 - Landscaping (Complete with bid/tendering schedules) from J Selak (Elevate) forward to A Munoz (Camcos) to provide advice/recommendations - Receive recommend from Camcos to consider Northland Topworks trade to fulfill landscaping work; Elevate/LCH/ Receiver coord conference; Direct J Selak to proceed with same; Receive CCDC-17 from Performance Windows; Send email to J. Selak re sections removed by trade and next steps re same; Receive/review Memo 10R1 - Tyvek for Blocks B & H from D DuPerrouzel (Elevate) forward to A Munoz (Camcos) to provide advice/recommendations; Receive/review Memo 14 - Blueskin for Block B from D DuPerrouzel (Elevate); Forward to A Munoz (Camcos) to provide advice/recommendations; Receive from Elevate accounting same invoice from Lonestar previously provided with unknown PO00011; Draft correspondence for/to Disclaim/Terminate Real Estate Broker agreement for Disclaimed Freehold; Produce/provide a sample table and request from Elevate a daily (and cumulative) report that shows number of personnel on site each day include the trade / contractor; Follow up request from POTL 22 purchaser yet to receive amended disclaim notice (previously provided by the Receiver to LCH for delivery to purchaser) send same direct to purchaser; Prepare/deliver amended Disclaimer Notice direct to purchaser of POTL 22; Site visit A Munoz (Alba, Campoli, Enbridge - meter reader,); Receive request from J Selak to consider issuing a PO instead of a CCDC for some relatively smaller trades; send same to A Munoz (Camcos) for advice/recommendations; Receive phone call from J Circosta re drywall bid recommendation; Received a call from a POTL purchaser;	7.10	\$525.00	\$3,727.50
2024-08-29	BGELMAN	Attend onsite at Jefferson project for site review;	2.00	\$615.00	\$1,230.00
2024-08-29	TMCELROY	Discuss drafting letter to Tarion re disclaimer of APSs and other construction related matters with T. Scott; Review P. Cho comments to draft form of lien process Order;	0.80	\$575.00	\$460.00
2024-08-29	BRHODES	June and July 2024 HST preparation and filing;	1.50	\$300.00	\$450.00

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Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-08-29	TSCOTT	Receive confirmation email from J Circosta related to collaboration with J Selak in improving Drywall bid; Send email to J Larry (Counsel) informing that we have received no response to our report re Don Fry sent same's counsel August 16; Site visit with B Gleman to audit activity; Re Secure Group Protection Services invoice # 3657, receive notice from supplier that cheque still not received; Receive no exceptions to Memo 10R1 - Tyvek for Blocks B & H from A Munoz send direction to proceed to D DuPerrouzel (Elevate); Receive no exceptions to Memo 14 - Blueskin for Block B from A Munoz send direction to proceed to D DuPerrouzel (Elevate); Informed by telcon from POTL Purchaser related to the possibility of significant delays in Tarion providing disclaimed purchaser with their deposit insurance benefits; Receive email confirmation from M Toppan (Performance Windows) that the SC with Revision 13.3, 13.4 & 14.1.11 should not have been deleted with attachment of same the signed/initialed and intact; Send same to J Selak (Elevate) to complete CCDC for Receiver's signature; Send email to J Selak to re-engage with Royal Oak,; Review daily log provided by D DuPerrouzel, request the following update to include Alba staff (working on deficiencies) as well as any consultants such as J.D. Barnes as well as city and/or licensing inspectors (ESA); Agree to request from J Selak (Elevate) to include the Blueskin and Tyvek trades on the carpenters timelines for payment certifier and payment; CS/Elevate/Receiver meeting;	6.30	\$525.00	\$3,307.50
2024-08-30	TMCELROY	Review and respond to correspondence from T. Scott re notice to Tarion of disclaimed APSS;	0.20	\$575.00	\$115.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receive
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Aug 31, 2024

Invoice No: <4808-1>

Billing Through: Aug 31, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-08-30	BGELMAN	Prepare for and attend call arranged by lender Cameron Stephens re update with investors; Review and approval of Performance Windows Contract;	0.80	\$615.00	\$492.00
2024-08-30	TSCOTT	Lenders update meeting; Agree to request from J Selak (Elevate) to include the Blueskin and Tyvek trades on the carpenters timelines for payment certifier and payment; Receive / review / process Performance Windows CCDC returned same signed to J Selak (Elevate); Research prepare RE disclaim notice collate data produced by LCH to identify RE contact info and relevant POTL(s) impacted; Send confirmation request to LCH seeking verification of data and contact info of the Broker(s) who represented JPLP; Receive request from the purchaser of POTL 14 to amend the Disclaimer Notice, request from same a copy of their amended agreement; Receive from T Fiore Draw from Sep'23 that includes a report for the architect which outlines the work to date was completed in line with the drawings and building codes; As requested forward same to M & L Wywrot (Elevate/LCH); Research / commence preparation of TARION Report (Purchase Price and deposit by POTL#) to formally notify them of APS's disclaimed and assist in expediting purchaser deposit insurance claims; Prepare a worksheet template for Purchase Price and deposit by POTL# and request M Wywrot (LCH) to complete the purchase price and deposit amounts for each POTL being disclaimed;	5.80	\$525.00	\$3,045.00

Total Fees: \$120,752.00

HST/GST: \$15,697.76

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Billing Through: Aug 31, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Summary by Staff:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Ashley Robinson (Estate Administrator)	0.60	\$335.00	\$201.00
Adam Zeldin (Vice President, CPA CIRP LIT)	0.40	\$470.00	\$188.00
Bryan A. Gelman (Principal, CIRP LIT)	25.90	\$615.00	\$15,928.50
Borden Rhodes (Associate)	6.20	\$300.00	\$1,860.00
Dan Woo (Director, CPA CIRP LIT)	20.50	\$615.00	\$12,607.50
Mahmood Shafique (Associate)	0.10	\$385.00	\$38.50
Robert Bubnic (Senior Estate Administrator)	0.10	\$335.00	\$33.50
Tom McElroy (Director, CPA CBV CIRP LIT)	52.80	\$575.00	\$30,360.00
Terry Scott (CPA)	113.40	\$525.00	\$59,535.00

Disbursements:

Non-Taxable Disbursements

SEARCH FEES:	\$115.90
TRAVEL:	\$179.20

Taxable Disbursements

OTHER MISC.:	\$220.00
PHOTOCOPIES:	\$2.50
POSTAGE:	\$14.70
SEARCH FEES:	\$405.80
TRAVEL:	\$63.00

Total Disbursements: \$1,001.10

HST/GST: \$91.82

Amount Due This Invoice: **\$137,542.68**

Invoice Summary:

TOTAL FEES AND DISBURSEMENTS:	\$121,753.10
TOTAL HST/GST:	\$15,789.58
TOTAL AMOUNT DUE:	\$137,542.68

Payment of this account is due on receipt
HST Registration # 83741 9514 RT0001

Invoice

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice Date: Sep 30, 2024

Invoice No: <4838-1>

Billing Through: Sep 30, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-08-01	DWOO	Review correspondence and updates;	0.50	\$615.00	\$307.50
2024-08-05	DWOO	Review electronic mail updates;	0.20	\$615.00	\$123.00
2024-08-07	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-08-08	DWOO	Review emails and updates;	0.30	\$615.00	\$184.50
2024-08-09	DWOO	Review multiple emails and updates scheduling for Questioning and registration of receivership order;	0.50	\$615.00	\$307.50
2024-08-11	DWOO	Review correspondence from Mr. Terry Scott and Mr. Tom McElroy regarding disclaimer of contracts;	0.10	\$615.00	\$61.50
2024-08-14	DWOO	Review updates regarding objections to the proposed lien claim process; review correspondence regarding CRA HST notional assessment;	0.40	\$615.00	\$246.00
2024-08-15	DWOO	Review correspondence from Sutherland Law as counsel for certain lien claimants; consider issues;	0.30	\$615.00	\$184.50
2024-08-16	DWOO	Review correspondence and updates regarding request for refund by condo owners and lien claim process;	0.40	\$615.00	\$246.00
2024-08-18	DWOO	Review multiple correspondence regarding request for return of deposit by a condo owner and potential issues;	0.10	\$615.00	\$61.50
2024-08-19	DWOO	Review multiple emails and updates;	0.30	\$615.00	\$184.50
2024-08-20	DWOO	Review correspondence and updates regarding sub-contractor matters;	0.20	\$615.00	\$123.00
2024-08-21	DWOO	Review correspondence and updates regarding sub-trade matters;	0.30	\$615.00	\$184.50
2024-08-22	DWOO	Review correspondence and updates;	0.50	\$615.00	\$307.50
2024-08-26	DWOO	Review correspondence and updates; correspondence to Mr. Terry Scott and Mr. Tom McElroy regarding Royal Oak Stairs;	0.40	\$615.00	\$246.00
2024-09-03	BGELMAN	Review of update email from Jerry Marriott; Review of KP Works contract and approval of same;	0.30	\$615.00	\$184.50
2024-09-03	TMCELROY	Internal meeting with T. Scott to discuss various matters; Review of revised form of Lien Claim Process order drafted by counsel; Review and sign amended disclaimer notice;	1.10	\$575.00	\$632.50
2024-09-03	DWOO	Telephone call from Mr. Brent Harris at Canada Revenue Agency; discuss HST audit matters;	0.30	\$615.00	\$184.50

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Invoice

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Billing Through: Sep 30, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-03	TSCOTT	RE: HST ITC position; CRA auditor verbally indicated that there will be a nil assessment pursuant to 296(1)(b) of the excise tax act based upon the position of the Receiver and the evidence provided by the Receiver.; Update meeting J Circosta (Camcos); Review copy of the Amendment to the Agreement of Purchase and Sale of POTL#14 provided by purchaser (unsigned/not dated) research archives, locate signed/dated copy, produce an amended Notice of Disclaim for signature and send same via email to purchaser POTL#14; Receive email request up to date GL report from F Sayers (Glynn) produce and deliver same; Receive 60-Day Report Nos. 139 to 141 from G Murtaza (GM Global), archive, send email request to GM Global include J Selak, M Wywrot on future distribution of these reports; Receive/review from J Selak (Elevate) signed CCDC 17 - Rough Carpentry confirm that all deficiency reports have been included as part of the contract (IAW Camcos prior advice), send to A Munoz for advice/recommendations; Receive call from P Doucet (Glynn) seeking the Rough Carpentry Deficiency Report (deliverable) for Carpentry Trade payment, locate / deliver by email dropbox link to same; Coord conference J Circosta (Camcos) project progress;	4.80	\$525.00	\$2,520.00
2024-09-04	TMCELROY	Discuss preparation of BIA 246(2) interim report with M. Shafique; Discuss various construction related matters with T. Scott; Conference call with Receiver and Elevate; Review of Sep 5 draw requisition; Sign several NDAs re realtors; Review and sign Sep 5 draw cheques;	2.10	\$575.00	\$1,207.50
2024-09-04	DCHERNIAK	Entered and issued cheques to Trades;	1.00	\$250.00	\$250.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-04	TSCOTT	Receive draft Sep 5 Draw payment list from F Sayers (Glynn), review return same with Glynn invoices and request resend with Glynn invoices included; Meeting with Elevate/LCH (Reliance/HVAC, Indemnification, warranty reserve); Subsequently collate and produce Draw Cheque Requestion and submit for processing; Monitor Request For Proposal - Jefferson Project (Richmond Hill) sent to RE / Brokers from T Fiore (CS) , review/archive NDA's; Receive follow up email from purchasers POTL #14; Call same to verbally inform that the Receiver does not include the actual purchase agreement amount nor the actual amount(s) cited in any amendment(s); Follow-up email to include the signed agreements/amendments in possession of the Receiver as requested during telcon; Receive follow-up email seeking confirmation of docs required to submit claim to Tarion, respond to same; Receive/approve request from T Fiore (CS) to share the data room with the RE three brokers that signed/returned NDA's; Receive/review INVOICE No. 240831-3 from H Chowdury (GM Global) forward same to A Giannaris / JU Selak (Elevate) for processing; Receive email query from H Lafleur (LCH) re APS Amendment for POTL#14; Telcon F Sayers (Glynn) discuss JPLP contract progress and follow-up with email link to CCDC's signed by the Receiver.; JPLP Site visit; Receive telcon from J Circosta (Camcos) following up on a call he received from J Selak related to progress on Royal Oak Stair negotiations previously held up by Trade's requirement to be paid for prior work before commencing/signing CCDC; Follow-up to J Selak re same;	6.30	\$525.00	\$3,307.50
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250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Sep 30, 2024
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Billing Through: Sep 30, 2024
File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-09-05	TMCELROY	Review of email from counsel to Don Fry and discuss same with T. Scott; Review of counsel amended to CCDC5A supplementary terms and conditions; Conference call with Receiver, Elevate and CS; Debrief discussion with B. Gelman and T. Scott;	1.90	\$575.00	\$1,092.50
2024-09-05	BGELMAN	Review of CCDC 5A changes from counsel for Elevate; Attend team call with Tom McElroy and Terry Scott re budget process; Review and approval of contract for Downsview Plumbing;	1.10	\$615.00	\$676.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-05	TSCOTT	Call from P Doucet (Glynn) seeking clarification of the CM Lab fees structures, locates Elevate agreement forward same to P Doucet for verification/certification of payment applications; Receive/review from J Selak (Elevate) signed CCDC 17 - Downsview Plumbing Contract, forward same to B Gelman for signature and subsequently return signed CCDC 17 to J Selak (Elevate); Receive/review table of TARION Report Purchase Price and deposit by POTL# from H Lafleur (LCH); Review/collate Alectra bills for 3 properties, produce cheque requisition for same; Send image of cheque to G Stillo (Secure Group) as evidence of replacement payment for invoice from April/May; Receive / review reworked Broker Summary from LCH that includes the contact info for cooperating brokers involved in sale of disclaimed APS for POTLs; Receive / review from S Astolfo (Counsel for Don Fry) response to receiver preliminary review of same's Lien Claim; Continue to Monitor Request For Proposal - Jefferson Project (Richmond Hill) sent to RE / Brokers from T Fiore (CS), review/archive NDA's; CS / Elevate meeting; Follow up internal meeting with T M and BG related to the challenges/risks; Send email request to J Circosta (Camcos) to share his advice/recommendations re proposed amendments to budget; Receive/review from D DuPerrouzel (Elevate) CCDC 17 - Blueskin Block B - CCDC, forward same to B Gelman for signature and subsequently return signed CCDC 17 to D DuPerrouzel (Elevate); Receive/review from D DuPerrouzel (Elevate) CCDC 17 - Blueskin Block B - CCDC, forward same to B Gelman for signature and subsequently return signed CCDC 17 to D DuPerrouzel (Elevate); Research/review industry best practices related to construction budgets and changes to same (including optimal Change Control processes/systems to facilitate stewardship); Produce report on same for internal review/consideration;	7.40	\$525.00	\$3,885.00
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Toronto, ON

Invoice

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Billing Through: Sep 30, 2024
File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-09-06	BGELMAN	Attend meeting hosted by Cameron Stephens with their investor group; Attend debrief call with Tom McElroy and Terry Scott re Tarion and indemnity; Review and sign Downsview HVAC CCDC 17 contract;	0.80	\$615.00	\$492.00
2024-09-06	TMCELROY	Conference call with Lending Group, CS and Receiver; Debrief discussion with B. Gelman and T. Scott; Email to Tarion;	0.80	\$575.00	\$460.00
2024-09-06	DWOO	Review correspondence and updates regarding administration;	0.30	\$615.00	\$184.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-06	TSCOTT	Lenders meeting; Receive/review from J Selak (Elevate) signed CCDC 17 - Downsview HVAC, forward same to B Gelman for signature and subsequently return signed CCDC 17 to J Selak (Elevate); Lenders meeting; Call T Fiore re Elevate Budget input; Call J Circosta re same; Send email Notice to Elevate/LCH re Lenders' expectation for solution to the Indemnity and Reliance challenges; Send email query to J Selak (Elevate) related to the roofing deficiencies on the work performed by Dillon as well as any response including their proposed rectification plan.; Follow-up to same, email to J Selak advising the need to send Dillon a letter that deficiencies need to be corrected; Receive/review ad hoc / non-forecasted lumber order from D DuPerrouzel (Elevate) forward to A Munoz (Camcos) for advice/recommendations, send approval to D DuPerrouzel (Elevate) requesting Elevate to provide a forecast of expected lumber procurement for the project; Telcon J Bozzo (Spectrum realty services) advised same that the Receiver will be sending out a notice to all cooperating brokers for the Purchase / Sale of disclaimed POTLs to inform them the Receiver will not be making any commission or other; Send via email Notice to Brokers/Agents as discussed above.; Receive "undeliverable " notification for he email addresses of the POTL#s 5 & 17 brokers request from LCH confirmation of same provided previously reworked Broker Summary; Subsequently conduct web search / APS archive search to gather correct contact info and resend email Notice to Brokers/Agents.; t.; Telcon J Circosta (Camcos) re Budget realloc/realign - advice/recommendations;;	5.90	\$525.00	\$3,097.50
2024-09-09	TMCELROY	Review of memo from Elevate re indemnity and warrant reserve; Email to counsel; Discuss Elevate's request to administer budget and other construction related matters with T. Scott;	0.80	\$575.00	\$460.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-09	TSCOTT	Telcon P Doucet (Glynn) detailing the path of flow of the Payment Certificate - provided to Cost Consultant and subsequently published in the monthly Cost Consultant Reports; Receive/review ad hoc / unforested lumber order from D DuPerrouzel (Elevate) forward to A Munoz (Camcos) for advice/recommendations, send approval to D DuPerrouzel (Elevate) including follow-up request for Elevate to provide a forecast of lumber expected lumber procurement for the project; Receive / Review Invoice from GM Global, forward same to Elevate requesting they verify application for payment complies with contract/work done; Telcon P Doucet (Glynn) review Payment Certificates, process and results to date; Internal co-ord conference T McElroy following up on open operational/administrative items; Send email query to M Wywrot (Elevate) asking if LCH is sending messages or notices to purchasers related to building progress such as roofing notification or occupancy dates etcetera; Received response;	6.20	\$525.00	\$3,255.00
2024-09-09	DWOO	Review correspondence and updates;	0.30	\$615.00	\$184.50
2024-09-10	BGELMAN	Attend site visit onsite with representatives of Elevate, LCH, Cameron Stephens and their investor group; Review of responding motion record for Receiver of other property who served AGI;	2.70	\$615.00	\$1,660.50
2024-09-10	TMCELROY	Discuss various construction related matters with T. Scott; Review of motion record prepared by Receiver of Bond Cresnet property served on Receiver counsel; Email to counsel; Email to J. Marriot re supplementary terms and conditions re CCDC5A;	1.10	\$575.00	\$632.50
2024-09-10	TSCOTT	Lenders site visit; 4 X Broker meetings on site to review request for proposal (Pivot Reality, PMA Urban, ReMax/RealTron; Project Status meeting J Circosta (Camcos) Re Construction Budget; Produce list of Broker Meeting Minutes and deliver to T Fiore (CS), M Wywrot (Elevate) and T McElroy.; Dialogue with J Larry (Counsel) re Don Fry Lien claim and reconciliation (Email and telcon);	7.90	\$525.00	\$4,147.50
2024-09-10	DWOO	Review email correspondence and updates;	0.20	\$615.00	\$123.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-11	TMCELROY	Review solicitors account; Approve disbursement; Review of Don Fry counsel proposed changes to Lien Claim Process Order; Comments to counsel re same;	0.90	\$575.00	\$517.50
2024-09-11	BGELMAN	Review and sign painters contract;	0.10	\$615.00	\$61.50
2024-09-11	RBUBNIC	Prepared bank reconciliation for August 2024.	0.10	\$335.00	\$33.50
2024-09-11	BGELMAN	Review and approval of bank reconciliation for the month ended August 31, 2024;	0.10	\$615.00	\$61.50
2024-09-11	TSCOTT	Receive / review lumber budget to complete addendum from D DuPerrouzel.; Receive / review Painting and Decorating Ltd - CCDC from A Giannaris (Elevate) seek clarification re Trade / Vendor edits; Receive follow-up from same confirming SOW line-item strike outs are ECMs that were completed during tendering process; Forward CCDC to B Gelman for signature. Subsequently provide signed CCDC to a Giannaris for action.; Construction Management Development meeting; Review/collate Alectra bills for 3 properties, Loopstra fees and RH Water bills, produce cheque requisition for same; Receive / review Memo #26 (Telehandler) from D DuPerrouzel forward same to A Munoz (Camcos) for advice / recommendations.; Receive / review excel sheet with pricing premiums for upgrades from A Giannaris (Elevate) referred for brokerage reviews with follow-up from M Wywrot (LCH); Forward same to T Fiore (CS);	4.20	\$525.00	\$2,205.00
2024-09-12	BGELMAN	Review of statement of claim;	0.10	\$615.00	\$61.50
2024-09-12	TMCELROY	Discuss various construction related matters with T. Scott; Email to W. Rudiger (CRA) re status of HST account; Review and sign estate trust cheques;	0.70	\$575.00	\$402.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-12	TSCOTT	Receive / review response from A Munoz (Camcos) recommending proceeding with Memo #26 (Telehandler). Send email approval to D DuPerrouzel re: Memo #26 (Telehandler).; Send email query to W Rueger (CRA) in effort to determine the status of the HST returns for JPLP; Telcon D Desiato (Fammpa) seeking payment for work provided pre/post Receivership, inform him that there is a court hearing tentatively scheduled for October 1 which, among other items, should set forth the process for the settlement / payment of trades; Internal meeting with T McElroy to discuss RE Broker presentations; Receive email from D DuPerrouzel (ECM) seeking guidance in responding to Fammpa's email request to participate in the progress of the construction process; Receive / review Memo 27 - Post Anchors for Block B from M Konstanty (ECM) request same resend Memo with the quotes included as appendices, schedules and/or annexes; Receive / review Select Surfaces - CCDC from A Giannaris (Elevate) Forward CCDC to B Gelman for signature; Subsequently provide signed CCDC to A Giannaris for action.; Receive / review Memo #28 - Appliances from A Giannaris (Elevate), forward same to A Munoz (Camcos) for advice/recommendations.;	4.80	\$525.00	\$2,520.00
2024-09-12	DWOO	Review correspondence and updates regarding construction matters;	0.30	\$615.00	\$184.50
2024-09-13	BGELMAN	Call with representatives of Windsor Capital for update;	0.40	\$615.00	\$246.00
2024-09-13	TMCELROY	Attend meeting with three separate potential realtors/brokers with Elevate and CS; Conference call with Receiver and Windsor capital; Discuss various construction related matters with T. Scott; Email to counsel re anticipated timing of closings and matters related to lien; Prepare BIA s. 264 Interim Report;	6.30	\$575.00	\$3,622.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-13	TSCOTT	Receive / review amended Memo 27 - Post Anchors for Block B from M Konstanty (ECM) forward same to A Munoz (Camcos) for advice/recommendations.; Receive / review advice / recommendations related to Memo #28 - Appliances from A Munoz (Camcos). Follow-up email to J Selak (ECM) to investigate proposed mix brands within a unit and the leveling process "tighter" vis-a-vis matching the model # or some evidence that the various models have the same performance, fit and finish.; Send signed Select Surfaces - CCDC to A Giannaris (ECM) for execution.; Receive / review revised Memo 27 - Post Anchors for Block B from M Konstanty (ECM), forward same to A Munoz (Camcos) for advice/recommendations. Subsequently send approval email to M Konstanty (ECM).; External meeting with S Heo and S Kupinsky (Windsor Group) T McElroy, B Gelman, re status of JPLP project and forecasted contribution margin.;	2.40	\$525.00	\$1,260.00
2024-09-14	TSCOTT	Don Fry research/reconciliation and produce internal report; Receive / review from M Wywrot (Elevate) memo re: indemnity/warranty reserve to be provided to the lenders prior to their site visit, follow up with request for the form of indemnity, for delivery to the lenders.; Follow-up internal verification that HST filings are complete and current;	2.70	\$525.00	\$1,417.50
2024-09-16	TMCELROY	Internal meeting with T. Scott to review various matters and delegate tasks;	0.70	\$575.00	\$402.50
2024-09-16	BGELMAN	Review and sign interim report to OSB; Review of Appliance award memo 28 from Elevage;	0.30	\$615.00	\$184.50

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receive
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Sep 30, 2024
Invoice No: <4838-1>
Billing Through: Sep 30, 2024
File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-16	TSCOTT	Receive / review Site Observation Report from C Homuth (TGH).; Receive / review equipment / asset recovery request from M Platt (Carna), provide same with Form 74 and request completion.; Receive / review query from F Sayers (Glynn) seeking clarification/details related GL AJE; Send AJE descriptions and follow-up telcon with same to review.; Telcon and email communications with J Larry (Counsel) to discuss Don Fry reconciliation.; Internal meeting to follow-up on sundry operational and administrative issues.; Receive / review follow-up email re Memo #28 - Appliances from A Giannaris (Elevate); Receive / review voicemail from M Asmani, seeking confirmation of status of Counsel for the JPLP project, follow up telcon and email to confirm;	5.40	\$525.00	\$2,835.00
2024-09-16	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-09-17	TMCELROY	Instructions to L. Valteau re send six month report to Debtor; Review and consider emails from Elevate, CS, Camcos and others; Discuss various matters with T. Scott;	0.70	\$575.00	\$402.50
2024-09-17	LVALLEAU	E-mailed copy of Receiver's interim report to the Principal	0.10	\$330.00	\$33.00

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Billing Through: Sep 30, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-17	TSCOTT	Receive / review email from T Fiore (CS) seeking context/advice in the Broker RFQ process; Receive / review correspondence from W Greenspoon (CS Counsel) seeking information related to a Statement of Claim for several trades, follow-up telcon call with same and subsequently provide title searches that include the lien registered by same trades.; Receive / review follow-up email re Memo #28 - Appliances from A Giannaris (Elevate), follow-up call with same to discuss; Subsequently consult with A Munoz (Camcos); Send approval email to A Giannaris (Elevate) to proceed.; Review/collate Alectra bills for 11 properties, produce cheque requisition for same.; Receive Lonestar invoice from M Chevrier (ECM) forward to F Sayers (Glynn) for processing thru Oct 5 draw.; Receive / review invoice and quote from Disano Sprinkler thru A Munoz (Camcos), forward to J Selak (ECM) for verification / processing.; Receive / review request from J Selak (ECM) to amend CCDC for Royal Oak to facilitate the payment of work previously completed by trade, approve same.; Receive / review Memo #3 - Upgrade Program from L Wywrot (LCH), forward same to A Munoz for advice / recommendations.; Co-ord conference J Circosta (Camcos).;	5.70	\$525.00	\$2,992.50
2024-09-18	TMCELROY	Conference call with Receiver and Elevate; Call with counsel re Elevate request for Indemnity from lenders; Debrief discussion with B. Gelman re same; Email to CS counsel re supporting docs for Elevate indemnity request; Email to J. Circosta re Elevate request for Indemnity;	1.60	\$575.00	\$920.00
2024-09-18	BGELMAN	call with Wendy Greenspoon and Tom McElroy re letter of credit and indemnity requested by Elevate; Update call with Terry Scott re Elevate calls from union for carpentry;	0.60	\$615.00	\$369.00
2024-09-18	MSHAFIQUE	Fax report to OSB;	0.10	\$385.00	\$38.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-18	TSCOTT	Receive / review Memo #3 - Upgrade Program from L Wywrot (LCH), forward same to A Munoz for advice / recommendations.; Receive / review Royal Oak Stairs CCDC from J Selak (ECM), forward same to B Gelman for signature and subsequently return to J Selak; Receive / review revised from J Selak (ECM) invoice for Royal Oak previously completed and owed amounts with a schedule of values forward same to P Doucet (Glynn) for Payment Certifier; Meeting with L&M Wywrot, D DuPerrouzel, A Giannaris, J Selak (LCH/Elevate). Site visit; Telecon M Mozzo and S Smith (Marel Drywall) seeking detailed information related to the status of the project and the ramifications of receivership and expectations of risks to completion, granular discussion related to the CCDC SC's; Follow-up same through the provision of the Court order (through J Selak - ECM) to demonstrate Court directed funding for the project; Three separate conversations with M Wywrot (LCH) concerning potential labour action / unrest with Carpenters / Labourers union possibly related to LeBlon;	7.70	\$525.00	\$4,042.50
2024-09-19	TMCELROY	Discuss various construction related matters with T. Scott;	0.40	\$575.00	\$230.00
2024-09-19	TSCOTT	Memo #3 - Upgrade review positive feedback from A Munoz (Camcos) - Upgrade Memo and send direction to L Wywrot (LCH) to proceed; Receive query from S Astolfo (Counsel for Don Fry) seeking results of claim review, forward same to J Larry (Counsel) seeking direction; Send email query to Charles E. Homuth, Health & Safety Consultant (TRH) seeking details related observation report; Broker bid review meeting T Fiore (CS and M Wywrot et al (LCH).; Receive / review request from D DuPerrouzel re Wyze metering;	5.10	\$525.00	\$2,677.50
2024-09-20	BGELMAN	Call with Jeffrey Larry re lien claim order; Review of memo prepared by James Circosta re tarion and indemnity; Meeting with Terry Scott re update on broker selection process;	0.70	\$615.00	\$430.50
2024-09-20	TMCELROY	Email from J. Circosta re Elevate indemnity; Review of monthly funding request and comments to T. Scott re same; Discuss various construction related matters with T. Scott;	0.90	\$575.00	\$517.50

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Billing Through: Sep 30, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-09-20	BRHODES	November 2023 and August 2024 HST preparation	0.90	\$300.00	\$270.00
2024-09-20	TSCOTT	Receive query from Royal Stairs Counsel (through Receiver's Counsel) seeking information related to outstanding payments; Telcon with L Bonomini (CRA) re HST filings; Send same update to internal group to task the reporting of the O/S HST Returns; Prepare draft funding forecast and circulate for internal review; Receive / review email request from D DuPerrouzel (ECM) seeking information related to the temp Alectra Service invoice/account for this site, provide last invoice for that specific service for reference it when communicating with Alectra to request for its disconnection; Internal meeting JPLP broker RFQ process risks/mitigation; Review expanded H&S report from C. Homuth (TRH Group); Forward same to D DuPerrouzel (ECM);	4.50	\$525.00	\$2,362.50
2024-09-21	TSCOTT	Provide signed CCDC 17 - Jefferson Towns - Select Surface to J Selak (ECM); Provide signed CCDC for HVAC to R Shah (Counsel) and request Reliance Agreement to be disclaimed,;	1.00	\$525.00	\$525.00
2024-09-23	TMCELROY	Discuss various matters to T. Scott; Internal meeting with T. Scott to discuss activity checklist and delegate tasks; Discuss revised form of lien claim process Order with B. Gelman;	1.30	\$575.00	\$747.50
2024-09-23	BGELMAN	Sign trust cheque for utilities invoices; Review of broker comparison prepared by Cameron Stephens;	0.30	\$615.00	\$184.50
2024-09-23	TSCOTT	Complete Oct 5 Draw funding schedule and send request for C) for processing; Telcon T Fiore (CS) re draw report / budget circulation; Collate and produce Oct 5 Payment / Cheques Requisition report and submit for production; Receive / review query from T Fiore (CS) regarding payment process; Provide same with detailed description of monthly draw process (via email);	4.60	\$525.00	\$2,415.00
2024-09-24	BGELMAN	Review of email from counsel for Rafat re terms of Order; Update meeting with Terry Scott re Meeting to discuss elevate indemnity;	0.50	\$615.00	\$307.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-09-24	TMCELROY	Discuss various matters with T. Scott; Emails from Elevate, counsel to CS and others; Review and sign estate trust cheques;	1.10	\$575.00	\$632.50
2024-09-24	TSCOTT	Receive / review Tyvek Block B and H - CCDC from J Selak (ECM), send same to B Gelman for signature - subsequently forward signed contract to J Selak; Co-ord conference J Circosta (Camcos).; Send email query to J MacLellan (Borden Ladner) seeking clarification related to the Bond in place for the stacked condos (Deposit Trust Account) and the action on closing sales; Follow-up with telcon and request confirmation of the total funds in this account and the next premium amount and date due.; Receive / review email query from C Zhang (Multitech) seeking payment for past invoices, refer same to Elevate for payment applications review; Receive / review from A Giannaris (ECM) trade signed CCDC for Aya Kitchens with amendments to SC's, return same rejecting amendment 1.4.2 on pg 37; Receive / review email query from J Strazzeri (Sandstorm) seeking payment for work done on job site, provide same with notices to trades (X 3) and request he provide any applications for payment (invoices) for work done (include any supporting documents, Contracts, Agreements, etc).; Receive / review query related to amounts owed to Rafat; Respond to same;	5.10	\$525.00	\$2,677.50
2024-09-25	BGELMAN	Review of email from Sandra Ostolfo at Weir Foulds; email to counsel for receiver re same; update call with Jerry Marriott re same; Review and sign Royal Oak contract; Furhter calls with Jeffrey Larry and Jerry Marriott re lien claim process;	1.30	\$615.00	\$799.50
2024-09-25	TMCELROY	Correspondence from various counsel re Lien Claim Process; Videoconference with Receiver and Elevate; Conference call with J. Circosta, T. Scott, W. Greenspoon, A. Brown and T. Scott re elevate CCDC5A;	2.50	\$575.00	\$1,437.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-25	TSCOTT	Receive / review Royal Oak CCDC from J Selak (ECM) - includes Schedule of Values for prior work done; Forward same to B Gelman for signature; Subsequently provide sign copy to J Selak to action.; CM/Receiver weekly meeting; Legal/Indemnification meeting , A Brown, W Greenspoon, J Marriot, J Circosta, T McElroy, Meet with A Giannaris (ECM) to review process for paying non-routine (expedited) invoices to ensure context / constraint related to the Payment Certification Process; Prepare process grid and circulate with F Sayers and P Doucet (Glynn) for discussion purposes; Receive / review Memo 29 - LVL Saddles from D DuPerrouzel (ECM) forward same to A Munoz (Camcos) for review and advice/recommendations; Subsequently provide D DuPerrouzel approval to proceed.; Site visit, includes onsite meeting with P Doucet (Glynn) discussing Payment Certificates for expedited trades; Receive / review Andyn CCDC from J Selak (ECM); Forward same to B Gelman for signature; Subsequently provide signed copy to J Selak to action; Send follow-up email query to J MacLellan (Borden Ladner) seeking confirmation of the total funds in this account and the next premium amount and date due.; Create shared file archive for Payment Certifier access to routine and expedited payment CCDCs; Receive / review request from M Wywrot (LCH) seeking contact information/status of Wyse Submetering Agreement; Forward Sub-Metering Memo prepared by D DuPerrouzel (ECM) for details.;	7.30	\$525.00	\$3,832.50
2024-09-26	BGELMAN	Review and sign Andyn contract; Attend teams call with Elevate, Cameron Stephens and AGI re broker selection process and indemnity for CM/DM contract;	0.80	\$615.00	\$492.00
2024-09-26	TMCELROY	Review of Moral requested changes to CCDC17 supplementary conditions with T. Scott; Conference call with Elevate, CS and Receiver re primary broker selection;	1.50	\$575.00	\$862.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-26	TSCOTT	Receive / review from J Selak (ECM) trade signed CCDC for Marel Drywall with amendments to SC's, return same rejecting amendments; Receive / review email from D DuPerrouzel regarding Transpower's outstanding invoice, forward same to J Selak and confirm ECM's progressing project without Transpower; Receive / review from D DuPerrouzel a Memo related to engineer design a reshoring plan for Block C where the LVLs needed to be replaced; Forward same to A Munoz for review / advice / recommendations; Confer with A Munoz, send request to D DuPerrouzel (ECM) to provide the engineer's report or design that informs the requirements to ensure a rational review of subject Memo.; Receive / review email query from C Seclen, Law Clerk (Right at Home Realty, Brokerage) seeking status of expected fees for selling 16 outstanding unit/lots in this project; Follow-up same with Telcon and email; Receive email from Ochuke Imiruaye (CS) confirmation of funds transferred to receiver's trust account; Verify same.; Receive numerous and fragmented information from Sandstorm (via email) send request to J Strazzeri (Sandstorm) for all invoices and supporting documents to be provided in a single file/folder; Upon receipt of same review documents and identify significant gaps, call to J Strazzeri (Sandstorm) and explain challenges related to absence of duly executed agreements; Send follow-up email to same detailing requirements.; Conference CS, ECM. LCH re Brokerage Comparison Analysis and Recommendation.; Receive email query from M Chevrier (ECM) seeking confirmation of payment of Northland Topworks invoice due Oct 5 - respond to same ;	7.10	\$525.00	\$3,727.50
2024-09-27	TMCELROY	Attend meeting with Receiver, CS and lending group; Discuss various matters with T. Scott; Review and consider emails from CS, Elevate and others;	2.20	\$575.00	\$1,265.00
2024-09-27	BGELMAN	Prepare for and attend meeting with Cameron Stephen and investor group re update;	1.00	\$615.00	\$615.00
2024-09-27	BRHODES	November 2023 HST preparation	1.10	\$300.00	\$330.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-27	TSCOTT	Lenders' meeting re broker, upgrades, Reliance, Indemnity S Fleming, J Marriot, T Fiore, (CS), G Waddingham (Windsor Capital), S Cosmin (HomeTrust), R Gartner (Equitable), T McElroy, B Gelman; Telcon P Doucet (Glynn) re payment certificates for trades for expedited payment; Telcon J Selak RE: Transpower, Marel CCDC SC's, special needs trade payment process; Meeting A Giannaris (ECM) and P Doucet (Glynn) to align CM and Payment Certifier with trade payment process; Follow-up same with process map / matrix.; Receive / review Memo 25 - Environmental Consultant from D DuPerrouzel (ECM) forward same to A Munoz for advice / recommendations; Confer with A Munoz re exceptions to same; Telcon call D DuPerrouzel explaining challenges related to comparability / leveling gaps / inconsistencies; Follow-up same with email request resubmission.; Forward Blueskin Block B - CCDC - Protech Aluminum to B Gelman for signature; Provide same to P Doucet (Glynn) to inform payment certify activities; Receive / review Memo Shoring Design Drawing that includes engineering drawings for apparatus from D DuPerrouzel (ECM) forward same to A Munoz for advice / recommendations. Confer with A Munoz re exceptions to same; Telcon call D DuPerrouzel explaining challenges related to verification of correct installation and recommendation; Follow-up same with email request resubmission.; Receive / review request for status on Pro Drain Construction Ltd - CCDC from A Giannaris (ECM), locate forward email correspondence sent Aug 27 with signed Pro Drain Construction Ltd - CCDC.; Internal communications/discussions with T McElroy related to various construction matters;	6.50	\$525.00	\$3,412.50
2024-09-30	TMCELROY	Prepare Receiver's certificate; Review of emails from Glynn Group, Elevate, counsel, counsel to lien claimants and others; Discuss form of lien claim process Order with counsel and B. Gelman;	1.60	\$575.00	\$920.00
2024-09-30	BGELMAN	Review and sign Blueskin contract for Block B; Review of correspondence from lien claimants; attend call with counsel Jeffrey Larry re same;	0.70	\$615.00	\$430.50
2024-09-30	BRHODES	November 2023 HST preparation	0.40	\$300.00	\$120.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-09-30	TSCOTT	Receive / review Memo #4 - Request for Approval, Blackline Drawings sent by R Debergh (LCH), forward same to A Munoz (Camcos) for review / recommendations; Receive feedback from same and provide by R Debergh (LCH) approval.; Send signed Blueskin Block B - CCDC - Protech Aluminum to J Selak (ECM).; Communications / discussions with D DuPerrouzel (ECM) re Reshoring Posts and approach to ensuring process is verified by Engineer; Budget review meeting including forecasted closing dates T Fiore (CS), J Selak, L & M Wywrot (ECM/LCH), F Sayers (Glynn); Meeting with F Sayers and P Doucet (Glynn) to review / optimize payment certification process (including cheque requisition cycles) to support the expedited payments for special needs trades.;	4.60	\$525.00	\$2,415.00
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Total Fees: \$91,101.50

HST/GST: \$11,843.20

Summary by Staff:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Bryan A. Gelman (Principal, CIRP LIT)	11.80	\$615.00	\$7,257.00
Borden Rhodes (Associate)	2.40	\$300.00	\$720.00
Daphna Cherniak (Estate Administrator)	1.00	\$250.00	\$250.00
Dan Woo (Director, CPA CIRP LIT)	6.30	\$615.00	\$3,874.50
Laurianne Valteau (Assoc. Professional Support)	0.10	\$330.00	\$33.00
Mahmood Shafique (Associate)	0.10	\$385.00	\$38.50
Robert Bubnic (Senior Estate Administrator)	0.10	\$335.00	\$33.50
Tom McElroy (Director, CPA CBV CIRP LIT)	30.20	\$575.00	\$17,365.00
Terry Scott (CPA)	117.20	\$525.00	\$61,530.00

Disbursements:

Non-Taxable Disbursements

TRAVEL: \$179.20

Taxable Disbursements

OTHER MISC.: \$220.00

PHOTOCOPIES: \$0.50

POSTAGE: \$13.72

TRAVEL: \$63.00

Total Disbursements: \$476.42

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Invoice

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

HST/GST: \$38.65

Amount Due This Invoice: **\$103,459.77**

Invoice Summary:	
TOTAL FEES AND DISBURSEMENTS:	\$91,577.92
TOTAL HST/GST:	\$11,881.85
TOTAL AMOUNT DUE:	\$103,459.77

Payment of this account is due on receipt
HST Registration # 83741 9514 RT0001

Albert Gelman Inc. - 250 Ferrand Drive, Suite 403 Toronto, ON, M3C 3G8 - Tel: 416 504 1650 - Fax: 416 504 1655 - albertgelman.com

Receiver of Jefferson Properties Limited Part et al
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Invoice

Invoice Date: Oct 31, 2024

Invoice No: <4883-1>

Billing Through: Oct 31, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-10-01	TMCELROY	Discuss various matters internally with T. Scott; Review case law re relevant lien claims processes in similar Receivership context; Discuss same with B. Gelman; Begin drafting Supplementary report to Court; Review of site observation report;	4.10	\$575.00	\$2,357.50
2024-10-01	BGELMAN	Call with Phillip Cho, Sandra Astolfo, Wojtek (counsel for lien claimant), and Jeffrey Larry; Review of Phil's Cho's email re draft order wording; call with Tom McElroy re terms of same; Review of further draft order and call with T. McElroy to confirm details regarding lien claim process; Sign Marrell contract;	1.50	\$615.00	\$922.50
2024-10-01	TSCOTT	Telcon F Sayers (Glynn) seeking Nov 23 HST ITC Report; Receive / review same report provide same to B Rhode for CRA Filing.; Receive / review email query from disclaimed POTL Purchaser seeking information relating to Tarion refund of deposits.; Receive / review Site H&S Observation Report from C Homuth (TRH).; Receive / review from J Selak (ECM) trade signed CCDC for Marel Drywall with revised amendments to SC's, forward same to B Gelam for signature.; Subsequently deliver signed CCDC back to J Selak (ECM).; Receive / review monitor correspondences related to lien claim process challenges and claimant(s)' counsel exceptions.; Follow-up on the outstanding invoices from J Kim (RAR Litigation) for work/services provided prior to the Receiver date. Send direction to R Shah (Counsel) to deliver disclaim notice to this law services firm.; Receive / review Internal Broker & Revenue Update from M Wywrot (LCH) and T Fiore (CS), forward same to J Circosta for advice / recommendations.; Weekly conference call J Circosta (Camcos).;	4.20	\$525.00	\$2,205.00
2024-10-01	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-10-02	TMCELROY	Review of Oct 5 draw summary and payment certificates; Discuss same with T. Scott; Conference call with Elevate and Receiver; Discuss proposed lien claim process with T. Scott; Review and sign Oct 4 draw cheques; Emails from counsel to lien claimants re draft proposed lien claim process order; Emails to/from counsel re same;	2.90	\$575.00	\$1,667.50
2024-10-02	BGELMAN	Review of draft order; call with Tom McElroy re same regarding lien claims process; Sign sub contract;	0.50	\$615.00	\$307.50
2024-10-02	DCHERNIAK	Prepared cheques;	1.50	\$0.00	

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-10-02	TSCOTT	Receive / review Oct 5 draw cheque register report from F Sayers (Glynn) respond to same seeking confirmation of address of SRN.; Collate same with utilities payments due and produce cheque requisition for Oct 5 draw.; Receive NOA from CRA related to RT0002 ITC's credit.; Receive / review query from M Konstanty (ECM) seeking information related to details associated with the temp power service from Alectra, account to :close out service. Subsequently research / deliver requested info.; CM/Receiver coord conference J Selak, D DuPerrouzel, A Giannaris, M Konstanty (ECM) M&L Wywrot (LCH), T McElroy.; Internal coord conference T McElroy.; Site visit; Produce / deliver Receiver's GL to F Sayers (Glynn).;	6.10	\$525.00	\$3,202.50
2024-10-02	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-10-03	BGELMAN	Review of letter from counsel for lien claimants at Sutherland Law; call with Tom McElroy re same; Review of CM / DM contract and call with Tom McElroy re same;	0.70	\$615.00	\$430.50
2024-10-03	TMCELROY	Correspondence with counsel re lien claim process; Review of letter from lien claimant counsel; Review of updated CCDC5A supplementary conditions; Email to M. Wyrot re same; Discuss banking matters with D. Cherniak; Amend proof of lien claim form and discuss same with counsel; Conference call with Elevate, CS and Receiver; Calls with counsel to discuss comments from lien claimant re form of Order; Email to W. Greenspoon re same; Review of Homelife listing agreement;	4.40	\$575.00	\$2,530.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-10-03	TSCOTT	Receive / review Construction Schedule Update provided by J Selak - forward same to M Wywrot LCH) requesting updated closing date forecast to support Cost Consultant's budget update.; Meeting J Selak, M&L Wywrot, T Fiore, T McElroy Broker agreement and Lenders' indemnification.; Receive / review forwarded email from T Fiore seeking direction to Spectrum Realty Services Inc., Brokerage query related to expected commission payment for the sale of condo units. Respond to same; Receive / review SRN PO for Black Line Drawings from M Chevrier (ECM) seeking approval from Receiver, forward same A Munoz for advice / recommendations - subsequently send approval to M Chevrier.; Receive / review email query from J Larry (PR) seeking the value of the holdback for the lenders as of the date of the receivership; and, value of holdback from the date of receivership to present, on behalf of trade counsel. Send request for same to F Sayers (Glynn).; Receive / review monitor correspondences related to lien claim process challenges and counsel court hearing preparations.;	5.30	\$525.00	\$2,782.50
2024-10-03	DWOO	Review multiple correspondence; review Aide Memoire;	0.30	\$615.00	\$184.50
2024-10-04	BGELMAN	Attend call with Jeffrey Larry re update on his discussions with other counsel prior to hearing; attend hearing;	0.80	\$615.00	\$492.00
2024-10-04	BRHODES	November 2023 HST preparation	0.70	\$300.00	\$210.00
2024-10-04	TSCOTT	Attend (virtual) court hearing for Lien Claim Process; Receive / review request from J Selak (ECM) for Royal Oak Cheque to be picked up by trade - advise that ECM needs to pick up Royal cheque and arrange handover.; Receive / review net holdback amounts pre and post Receiver, forward same to J Larry (PR) for circulation.; Follow-up confirmation of HST filings completed for both RT0001/0002 accounts.; Telcon with J Selak (ECM) re Amplify Masonry possible resolution is to negotiate a CCDC with Amplify to complete the Masonry including all defects and including their release of any lien and holdback claims';	3.10	\$525.00	\$1,627.50
2024-10-04	SPITUCCI	Discussion with T. Scott RE: risks present with Liens Claims Process the Receiver intends to execute	0.30	\$335.00	\$100.50

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250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Oct 31, 2024
Invoice No: <4883-1>
Billing Through: Oct 31, 2024
File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-10-07	BGELMAN	Review of listing agreement; Review of revised CM contract and revised terms relating to indemnity;	0.60	\$615.00	\$369.00
2024-10-07	TMCELROY	Review of CS comments to broker agreement; Email to counsel re Elevate change to indemnity provision of CCDC5A; Review of emails to/from counsel and lien claimants; Email to F. Sayers (Glynn) re holdbacks pre-receivership;	1.10	\$575.00	\$632.50
2024-10-07	TSCOTT	Receive / review revised Memo 25 - Environmental Consultant from D DuPerrouzel (ECM) forward same to A Munoz for advice / recommendations. Confer with same and approve procedure with request for confirmation of a lab analysis post remediation to show the mold issue is resolved.; Receive / review revised Memo 31 - Block C and D Flooring Removal from D DuPerrouzel (ECM) forward same to A Munoz for advice / recommendations.; Receive / review revised Memo #3 - Upgrade Program Memo 25 - R Debergh (LCH) forward same to A Munoz for advice / recommendations.; Send email request to L Wywrot (LCH) for Memo related to Condo	2.10	\$525.00	\$1,102.50
2024-10-08	TMCELROY	Review of emails from Elevate regarding various construction matters; Conference call with T. Fiore and T. Scott re Homelife contract; Discuss various construction related matters with T. Scott; Review of revised budget from Glynn Group;	1.50	\$575.00	\$862.50
2024-10-08	BGELMAN	Call with Jerry Marriott re CM contract and indemnity language; Review of email from Freddie Sayers cost consultant re project holdbacks;	0.30	\$615.00	\$184.50

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2024-10-08	TSCOTT	Receive / review email from J Selak re: Termination of Mechanical & Electrical Professional Consulting Services, follow up telcon with same to discuss options to resolution. Homelife contract review with T Fiore (CS) and T McElroy, discuss gaps and challenges with agreement provided by Homelife, recommend T Fiore send to LCH for negotiations.; Telcon A Munoz re additional labour request to remove previously installed flooring, Telcon A Giannaris (ECM) re Labour and request to please consider utilizing current on site labour to tackle this task.; Receive / review email from G Raspin (SRN) challenging MV Shore's decision to resign from the project.; Direct J Selak (ECM) to call MV Shore and determine their motivation for leaving, advise them that if there are any cost related to rework in replacing MV Shore they can expect the Receiver to seek compensation.; Telcon F Sayers (Glynn) re Periodic Budget Reporting.; Receive / review draft Budget report from F Sayers (Glynn); Weekly conference call J Circosta (Camcos);	5.80	\$525.00	\$3,045.00
2024-10-09	TMCELROY	Conference call with Elevate and Receiver; Discuss resignation letter with MV Shore with T. Scott and next steps re same;	0.80	\$575.00	\$460.00
2024-10-09	BGELMAN	Review and sign Aya CCDC contract; update from T. Scott re HST refund of \$2 million and status of collection of same; Review update email from counsel re lien claim order; Update from Terry Scott re site attendance; Review of correspondence from Elevate and email to Jerry Marriot re terms of indemnity; Update call with Jeffrey Larry re mechanical contractor and lien claim process;	1.20	\$615.00	\$738.00
2024-10-09	RBUBNIC	Prepared bank reconciliation for September 2024	0.10	\$335.00	\$33.50

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2024-10-09	TSCOTT	Receive Tel call from L Bonomini (CRA) verified all returns are up to date and in good order, advised she sent an internal email to have the hold removed from the account and to send funds to AGI; CM / Receiver coord conference J Selak, D DuPerrouzel, A Giannaris, M Konstanty (ECM) M&L Wywrot (LCH), T McElroy.; Unscheduled / Personal visit to MV Shore offices (250 Ferrand Dr unit 304) meet with B Chan, H Chan and 'M Bajaj. Explain As the Receiver of these entities / companies we expect parties to the existing agreements to meet their obligations; Follow-up same with email.; Receive / review from A Giannaris (ECM) Aya - CCDC with revised SC's send same to B Gelman for signature. Subsequently deliver signed CCDC to A Giannaris; Receive / review monitor correspondences related to lien claim process challenges and litigants' counsel exceptions.; Receive / review Draft budget delivered by F Sayers (Glynn);	6.10	\$525.00	\$3,202.50
2024-10-09	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-10-10	TMCELROY	Discuss various construction related matters with T. Scott; Discuss termination of MV Shore agreement with B. Gelman and next steps re same; Review of revised cost report prepared by Glynn group with T. Scott; File status review meeting with T. Scott;	1.40	\$575.00	\$805.00
2024-10-10	BGELMAN	Update with Tom McElroy re mechanical engineer contract; call from J. Marriott re prospective purchaser in the site; Review of update memo from Taylor F at CS re budget;	0.50	\$615.00	\$307.50

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2024-10-10	TSCOTT	Receive update call from L Bonomini (CRA) confirming HST refund; Unscheduled / Personal from B Chan (MV Shore) at AGI offices. B Chan presented a letter rescinding MV Shore's previously provided resignation and Mr Cahn committed to fulfill the project's mandate to completion. Follow email to J Selak (ECM) notifying him of same.; Internal update conference with T McElroy.; Receive / review / monitor Draft Budget communications between F Sayers and M Glynn (Glynn) and T Fiore (CS).; Send Insurance renewal preparation request to T Goundrova (Purves Redmond) and C Baker (Westland).; Receive / review email query from D De Siato (ASlpha Concrete / Fammpa) seeking update on lien claims process, respond to same; Receive / review email query from C Baker (Westland) seeking details related to finish date for the construction, approximate percentage completion and if any units occupied. Forward / refer same to M Wywrot (LCH) for verification.;	4.80	\$525.00	\$2,520.00
2024-10-11	TMCELROY	Review of draft form of indemnities between CS and Elevate and CS and lenders; Review of documents provided by T. Fiore in preparation for meeting with lending group; Conference call with Receiver, CS and lending group; Email to lending group re CCDC5A; Email to counsel re same; Discuss various construction related matters with T. Scott;	2.20	\$575.00	\$1,265.00
2024-10-11	BGELMAN	Attend group call with representatives of Receiver, CS, Home Trust and Equitable; Attend meeting with Terry Scott re update on construction; Review of email update form J. Marriott; Review and approval of reliance disclaimer;	1.40	\$615.00	\$861.00
2024-10-11	DCHERNIAK	Prepared cheques;	0.50	\$250.00	\$125.00

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2024-10-11	TSCOTT	Lenders' meeting; Receive / review request from R Shah (Counsel) for direction related to disclaiming Reliance contract. Follow-up with email to J Selak (ECM) confirm this will have no negative impact on the project from a CM perspective (delays related to procuring / installing HVAC appliances, etcetera). Subsequently receive affirmation from same and notify R Shah. Send agreement termination / disclaimer notification to R Bertuzzi, J Hurd, T Sutton (Reliance), S Thoms (Counsel for same) - archive same to JPLP file.; Review/collate Alectra bills for 13 properties and RH Water bills, produce cheque requisition for same; Monitor Jefferson Properties Sales Strategy Meeting LCH, CS and Tony Ma team (2.75 hrs.); Receive / review Path to Registration Jefferson Towns Memo from L Wywrot (LCH), forward same to A Munoz for advice / recommendations.; Follow-up call to Hugh Burgess (ABG International Inc.) subject left voicemail with J Marriot seeking information on purchasing JPLP on behalf of a third party buyer (left voicemail);;	5.30	\$525.00	\$2,782.50
2024-10-12	BGELMAN	Review and approval of September 30, 2024 bank reconciliation;	0.20	\$615.00	\$123.00
2024-10-12	TSCOTT	Telephone and email communications with H Burgess (ABG International Inc.) regarding potential purchaser of JPLP,	1.00	\$525.00	\$525.00
2024-10-13	BGELMAN	email with Terry Scott re contact from broker for prospective buyer;	0.10	\$615.00	\$61.50
2024-10-14	BGELMAN	Call with Stewart Thom re reliance contract; email memo to counsel re same;	0.50	\$615.00	\$307.50
2024-10-14	DWOO	Review correspondence and update;	0.10	\$615.00	\$61.50
2024-10-15	TMCELROY	Emails to/from counsel re CM and DM contract; Review and sign estate trust cheques;	0.50	\$575.00	\$287.50
2024-10-15	TSCOTT	Send email to H Burgess (ABG International Inc.) regarding potential purchaser of JPLP request he provide a letter of intent that includes, buyer(s), closing date, purchase price, contemplated adjustments. Terms & Conditions. Subsequently received response from same advising his intention to forward this request to potential buyer and have him contact directly.; Receive / review payment query from J Kim (RAR Legal), and notice from R Shah (Counsel) that he would take action.; Internal update / taskings meeting T McElroy.; Weekly telcon J Circosta (Camcos);;	2.70	\$525.00	\$1,417.50

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2024-10-15	BRHODES	September 2024 HST preparation	0.50	\$300.00	\$150.00
2024-10-15	DWOO	Review and respond to correspondence from Mr. Ryan Shah regarding RAR Litigation invoices;	0.10	\$615.00	\$61.50
2024-10-16	TMCELROY	Email to Insurance consultant; Conference call with Elevate and Receiver;	0.50	\$575.00	\$287.50
2024-10-16	BGELMAN	Review of emails pertaining to internal legal approval of indemnity for Elevate by Home Trust; meeting with Tom McElroy re next steps in relation to same;	0.20	\$615.00	\$123.00
2024-10-16	TSCOTT	Receive / review email request from H Guzman (POTL 16 purchaser) for updated disclaimer notice to include amendment to APS, respond to same committing to fulfill request in 3 business days;; CM / Receiver coord conference J Selak, D DuPerrouzel, A Giannaris, M Konstanty (ECM) M&L Wywrot (LCH), T McElroy;; Receive / review email request from Y Xu (POTL 18 purchaser) for updated disclaimer notice to include amendment to APS, respond to same committing to fulfill request in 3 business days;; Site visit;;	4.60	\$525.00	\$2,415.00
2024-10-16	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-10-17	BGELMAN	Review of email from Stewart Thom re reliance contract; Call with Tom McElroy to obtain information in relation to same;	0.30	\$615.00	\$184.50
2024-10-17	TSCOTT	Receive/review Memo 33 - coring from D DuPerrouzel (Elevate) forward to A Munoz (Camcos) to provide advice/recommendations. Subsequently approve same.;	1.30	\$525.00	\$682.50
2024-10-18	TMCELROY	Review and sign estate trust cheque; Call with R. Shah and T. Scott re disclaimer of reliance contract and counsel to Reliance email to Receiver; Conference call with Receiver and insurance consultant;	1.10	\$575.00	\$632.50
2024-10-18	DWOO	Review emails and updates; correspondence to Mr. Terry Scott;	0.20	\$615.00	\$123.00
2024-10-18	TSCOTT	Reliance meeting R Shah (PR); Meeting C Baker (Westland) T McElroy insurance renewal and extension consultations;; Send email request to J Selak (ECM) to produce a list of equipment/appliances provided by Reliance by end of day Oct 23.: Receive / review broker agreement from Homelife Landmark, forward same to J Circosta (Camcos) for advice / recommendations;;	3.90	\$525.00	\$2,047.50

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2024-10-21	TMCELROY	Review of Glynn draw report No. 6; Meeting with T. Scott and B. Gelman to review file checklist and assign tasks;	1.40	\$575.00	\$805.00
2024-10-21	BGELMAN	Attend AGI update meeting;	0.40	\$615.00	\$246.00
2024-10-21	TSCOTT	Receive / review email request from D DuPerrouzel (ECM) for correct staffing information of permit revision application through SRN (Architect) - provide information to same.; Call F Sayers (Glynn) seeking draft payment register for Nov 5 draw - subsequently receive / review same. Collate data and produce Nov Draw Funding Request for internal review. Subsequently provide funding request to A Isaac (CS) requesting funds; Research APS archive, produce purchaser requested amended APS Disclaimers (POTL 16, 18 and 34). deliver to T McElroy for signature - subsequently deliver same to respective POTL purchasers via email.; Review draft budget / progress report produced by Glynn.; Internal coord conference with T McElroy.; Receive / review assignment request from the purchasers of unit 205. Forward same to R Theriault (Loopstra/Nixon) seeking advice on the cost/benefit and risk/reward of approving the assignment from the creditors' perspective.; Receive / review invoices from JD Barnes (Jefferson Towns Surveyor Work) forward same to F Sayers (Glynn) for processing payment Nov draw.;	4.40	\$525.00	\$2,310.00
2024-10-21	DWOO	Review correspondence from home buyer regarding refund of deposit from Tarion;	0.20	\$615.00	\$123.00
2024-10-22	TMCELROY	Review of Glynn Report with F. Seyars and T. Scott; Debrief discussion with T. Scott; Emails from Elevate;	1.70	\$575.00	\$977.50

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2024-10-22	TSCOTT	Receive / review Memo #35 - Roofing Completion from J Selak - send same to A Munoz (Camcos) for advice/recommendations - subsequently approved.; Budget review meeting F Sayers, T McElroy; Receive/review Winter Heat Memo #32 from D DuPerrouzel (Elevate) forward to A Munoz (Camcos) to provide advice/recommendations. Subsequently approve same.; Receive / review email request from K Bertuzzo (Rafat) requesting update / status of Lien payment. Provide response that the Receiver will inform all lien claimants (including Rafat) the outcome of the Court decision as well as next steps when the decision becomes available.; Review/collate Alectra bills for 7 properties, produce cheque requisition for same; Forward email query to M Wyywrot (LCH) with APS for unit 112 attached, advising that many of the APS's for the condos are showing Outside Occupancy of Mar 28, 2025, seeking other documentations that shows the outside closing date June 10th 2024 (as previously advise by him).; Receive / review amended Homelife Landmark Contract from R Shah (Counsel).; Weekly status meeting with J Circosta (Camcos).;	4.80	\$525.00	\$2,520.00
2024-10-22	DWOO	Review network regarding RAR litigation; correspondence to Mr. Ryan Shah enclosing a summary of the litigation RAR is working on as legal counsel; review correspondence from home owners and respond to same;	0.20	\$615.00	\$123.00
2024-10-23	TMCELROY	Review and sign estate trust cheque; Meeting with Elevate and Receiver; Discuss various construction related matters with T. Scott; Call with counsel re reliance contract and purchase of alternative equipment; Review of Order re Gowlings off record for Debtor;	1.70	\$575.00	\$977.50

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2024-10-23	TSCOTT	Receive / review Memo #36 - Supply of Missing Suite HVAC Equipment from J Selak - send same to A Munoz (Camcos) for advice/recommendations.; CM / Receiver coord conference J Selak, D DuPerrouzel, A Giannaris, M Konstanty (ECM) M&L Wywrot (LCH), T McElroy. Follow-up same with email request to M Wywrot (LCH) and J Selak (ECM) APS docs in possession of the Cost Consultants described the outside closing dates for condo to be Mar 28, 2025; follow-up email request to M Wywrot (LCH) requesting re Reliance contracts; Forward amended Homelife Landmark Contract to M Wywrot (LCH) for review with Landmark Principal and follow-up meeting to discuss.; Receive / review from L Wywrot the site plan the Cost Consultant's report states is missing, forward same to F Sayers (Glynn) for inclusion in future Progress Reports.; Receive / review Arch General Review Report GR028 from D DuPerrouzel (ECM) the Cost Consultant's report states is missing, forward same to F Sayers (Glynn) for inclusion in future Progress Reports.; Receive / review Memo #38 - Completion of Brick from J Selak - send same to A Munoz (Camcos) for advice/recommendations.; Receive / review email request from D DuPerrouzel to remove Multitech equipment identified in Form 74 as temporary electrical services are complete. Review completed Form 74 and reply with approval of same.; Meeting R Shah (Counsel), T McElroy to discuss the risks/ challenges associated with moving forward with HVAC trade / disclaiming Reliance Rental contract and taking possession of Reliance equipment and Homelife Landmark agreement edits/amendments.; Site visit.;	6.40	\$525.00	\$3,360.00
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2024-10-23	DWOO	Review and respond to correspondence from home owner;	0.10	\$615.00	\$61.50
2024-10-24	TMCELROY	Review of counsel comments to Elevate form of development management agreement; Make further changes to form of agreement; Review of counsel comments to Homelife Landmark sale and marketing agreement; Conference call with Receiver, Homelife and Elevate re same; Conference call with Receiver, Elevate and CS;	2.80	\$575.00	\$1,610.00
2024-10-24	TSCOTT	Produce / deliver via email current GL to F Sayers (Glynn); Research recover appraisals completed by CW and CBRE the Cost Consultant's report states is missing, forward same to F Sayers (Glynn) for inclusion in future Progress Reports.; Receive / review comprehensive email related to the APS outside closing dates and the completion schedule. Follow-up response to J Selak (ECM_ L & M Wywrot (LCH); Research recover Enviro Site Assessment reports (X4) the Cost Consultant's report states are missing, forward same to F Sayers (Glynn) for inclusion in future Progress Reports.; Receive recommendation from A Munoz to proceed with Memo #36 - Supply of Missing Suite HVAC Equipment, send approval of same to J Selak (ECM); Meeting T & S Ma (HL), M Wywrot (LCH) and T McElroy, review/negotiate Broker agreement amendments provided by R Shah (Counsel); Meeting J Selak (ECM) L & W Wywrot (LCH) T McElroy, open issues in preparation for bi-weekly lenders meeting.; Telcon/email communications with J Circosta (Camcos) advising on approach to completing Blocks H & I Before March 28/25.;	2.00	\$525.00	\$1,050.00
2024-10-24	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-10-25	TMCELROY	Attend conference call with CS, Lending group and Receiver; Correspondence from/to J. Marriott re CCDC5A and indemnity provision; Update supplementary conditions to CCDC5A and send to M. Wyrot; Emails from Elevate and CS;	1.40	\$575.00	\$805.00
2024-10-25	BGELMAN	Call with Terry Scott re update on CS meeting and additional items in Construction Manager contract; Call from Jeffrey Larry re potential credit bid from third mortgage holder;	0.40	\$615.00	\$246.00

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2024-10-25	TSCOTT	Bi-weekly lenders update meeting.; Receive / review Downsview Plumbing - Change Order #1 from A Giannaris (ECM), forward same to A Munoz (Camcos) for advice/recommendations. Subsequent telcon with A Munoz to clarify if this work is for missed scope - confirmed related to new scope for kitchen upgrade, receive recommendations to proceed - send approval to A Giannaris.; Receive recommendation to accept Memo #38 - Completion of Brick approvals from A Munoz (Camcos) forward same to J Selak (ECM).; Receive / review from A Giannaris (ECM), Memo #35 - Roofing Completion Change order with material increase in excess of 4 X original CCDC, follow-up telcon with J Selak (ECM) confirming scope is within budget and asking to resend properly staffed to reference original CCDC and total pricing including original CCDC. Subsequently receive requested amendments and forward to A Munoz for advice / recommendations.; Attend/monitor JPLP Biweekly Sales and Marketing meeting (LCH & HL);	4.60	\$525.00	\$2,415.00
2024-10-25	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-10-26	BGELMAN	Review of summary email from J. Marriott;	0.20	\$615.00	\$123.00
2024-10-27	BGELMAN	Review of email from J. Frestaglio, counsel for lien claimants; Review of indemnity agreements provided by CS;	0.30	\$615.00	\$184.50
2024-10-27	DWOO	Review correspondence;	0.10	\$615.00	\$61.50
2024-10-28	TMCELROY	Call with counsel re vesting title to purchasers when units close and other matters; Discuss various construction related matters with T. Scott; Review and consider correspondence from counsel to Reliance as well as Receiver's counsel response; Instructions to D. Cherniak re banking matters;	1.00	\$575.00	\$575.00
2024-10-28	BGELMAN	Review of matters relating to Reliance position on equipment and rental agreements, and emails relating to same; Instructions to counsel re same;	0.60	\$615.00	\$369.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-10-28	TSCOTT	Follow-up email to R Theriault (Loopstra/Nixon) seeking advice on the cost/benefit and risk/reward of approving the assignment from the creditors' perspective - subsequently receive response / scheduled meeting for Oct 29.; Provide R Shah (Counsel) with list of equipment and use of Reliance Equipment Inventory, subsequently confirm list may be shared with Reliance counsel as/if advised by counsel.; Telcon J Selak re Royal Oak Counsel representing communicating with the Receiver's Legal Counsel specifically related to the proposed Lien Claims Process. Request ECM contact trade to advise that the CCDC includes the SC's (13.1, 2, 3) whereby they commit to removing previous liens/claims.; Receive / review Downsview Plumbing - Change Order #1 from A Giannaris (ECM), forward same to A Munoz (Camcos) for advice/recommendations specifically related to the form of this CO: Receive / review email from A Munoz (Camcos) re: Roofing CO, advising the need to either issue a new contract or adding an addendum to the existing one, including outline the updated detailed scope of and comprehensive warranty provisions; Forward same to J Selak (ECM) for actions.; Receive / review Masongsong Associates invoice, forward same to J Selak (Camcos) for verification, Receive HST RT0002 refund direct to be deposited to Receiver's trust account.; Receive / review email from O Imruaye (CS) funding sent.; Review project status for Insurance renewal and complete details requests from T Goundrova (Purves Redmond) and complete as informed by C Baker (Westland).;	4.10	\$525.00	\$2,152.50
2024-10-28	DWOO	Review correspondence regarding court application to determine lien claim process; review CRA HST refund cheque; review no assessment letter from CRA regarding HST audit; correspondence to Mr. Tom McElroy and Mr. Terry Scott;	0.40	\$615.00	\$246.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receive
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Oct 31, 2024
Invoice No: <4883-1>
Billing Through: Oct 31, 2024
File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-10-29	BGELMAN	Review and sign plumbing change order; Update call with Jerry Marriott re outside dates and CM contract; Review and sign CM contract; Review and respond to request from lien claimant;	1.30	\$615.00	\$799.50
2024-10-29	TMCELROY	Correspondence between counsel to lien claimant and Receiver's counsel; Finalize execution version of CCDC5A; Review of LCH comments to DM/CC form of agreement; Discuss Glynn Report with T. Scott and next steps to address comments in report; Discuss various construction related matters with T. Scott; Emails to James Circosta re listing agreement and DM/CC agreement; Review and sign estate trust cheque; Correspondence from counsel to Reliance; Prepare Receiver's certificate; Instructions to D. Cherniak re banking matters; Calls and email with counsel re information requested by lien claimant;	3.90	\$575.00	\$2,242.50

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Invoice

Invoice Date: Oct 31, 2024

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Billing Through: Oct 31, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-10-29	TSCOTT	Receive / review Downsview Plumbing Change Order #1, advise B Gelman approve / sign.; Internal update meeting T McElroy.; Monitor various email correspondences from Counsel to various trade (Lien Claims Process) and Reliance (Disclaim/termination of agreements).; Send email to J Selak (ECM) re: SRN & Other Consulting Reports requesting he ensure that the Receiver and the Cost Consultant are Cc'd on all subject reports moving forward.; Follow-up email query to F Sayers (Glynn) confirming if Altech memo mitigates the gap identified in Progress Report 6. Subsequently receive affirmative response from same; Send email query to M Wywrot (LCH) requesting Memo Re Status / Impairment of Stacked APS Pricing to be provided to the lenders that includes a Schedule (by unit) based on the APS (and amendments) to include Outside closing dates.; Receive /review Unit 205 - Assignment Request. Meet with R Theriault (Loopsta) to discuss the cost / benefit of acceptance. Send same to M Wywrot (ECM) in the context of amended APS to manage the challenges surrounding variances in actual deliverable vs APS deliverables.; Send CM JPLP CCDC-5A to M Wywrot (ECM/LCH) for execution.; Receive / review comments from J Circosta (Camcos) on the Residential Marketing and Sales Agreement from Landmark.; Weekly update telcon J Circosta (Camcos).;	4.10	\$525.00	\$2,152.50
2024-10-29	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-10-30	TMCELROY	Review of J. Circosta comments to listing agreement; Review of revised listing agreement; Call with Elevate and Receiver; Review of Supplementary report to Third Report and comments to counsel re same; Emails to CS re pre-appointment advances to project which were requested by lien claimant; Call with M. Wyrot and T. Scott re Listing Agreement; Further changes to listing agreement; Review and respond to Berkley rep re ECDI policy premium; Review of responding records of Sutherland Law; Update case website;	3.90	\$575.00	\$2,242.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-10-30	BGELMAN	Attend teams call with AGI and Elevate management and staff re timing and outside closing dates; Review and comments to Receiver's supplementary report to Court;	1.10	\$615.00	\$676.50
2024-10-30	TSCOTT	ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH). T McElroy B Gelman, schedule challenges related to the outside closing dates. Follow-up emails to same.; Send email request to M Wywrot (LCH) requesting a Memo that includes a schedule for the Stacked units and informs the potential impact to revenue, by unit, in the event the APS is terminated by the purchaser.; Send email request to C Homuth (TRH) for the next H & S Site Observation Report.; Receive review email from AS Munoz (Camcos) re Flooring Memo - accept proceed recommendations - send same to A Giannaris.; Send comments from J Circosta (Camcos) on the Residential Marketing and Sales Agreement from Landmark to M Wywrot (LCH) for discussion.; Meeting M Wywrot (LCH) and T McElroy to review Homelife Landmark agreement and discuss gaps/variances. Review DM Agreement.; Site visit JPLP.;	5.40	\$525.00	\$2,835.00
2024-10-30	DWOO	Review correspondence regarding HST refund, insurance and application materials for lien process; review and respond to query from home owner;	0.30	\$615.00	\$184.50
2024-10-31	TMCELROY	Review of revised supplementary report and comments to counsel re same; Review and comments to counsel re factum; Call with Receiver, Elevate and CS; Update Case Website; Correspondence from S. Thom (counsel for Reliance);	2.50	\$575.00	\$1,437.50
2024-10-31	BGELMAN	Final review and sign off on Supplementary report to Court on lien process; Attend multiple calls with Jerry Marriott re outside dates and reliance; attend group call with Elevate and Cameron Stephens;	1.70	\$615.00	\$1,045.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-10-31	TSCOTT	Receive / review email request from B Battaglia (Block I purchaser) seeking certainty on expected occupancy. Respond to same with ETA Spring 2025.; Receive / review query from T Fiore (CS) seeking clarification on items in Progress report 6 related to appraisals and Berkley bond status. Follow-up/replay to same.; Send email request to R Theriault (Loopstra) seeking a Trust Account Statement for JPLP / Grace.; Send email confirmation to A Demiri (loopstra) confirming the Receiver with consider Unit 205 - Assignment Request.; Produce internal memo / summary of outside occupancy days vs construction completion dates schedule challenges.; Respond to queries from T Goundrova (Purves) seeking pf details in support of insurance renewal.; Monitor various email correspondences from Counsel to various trade (Lien Claims Process) and Reliance (Disclaim/termination of agreements).; Meeting J Selak (ECM) L & M Wywrot (LCH), J Marriot (CS) and T McElroy / B Gelman.;	3.60	\$525.00	\$1,890.00
2024-10-31	DWOO	Review correspondence regarding court application matters and draft form of order;	0.10	\$615.00	\$61.50

Total Fees: \$85,391.50

HST/GST: \$11,100.90

Summary by Staff:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Bryan A. Gelman (Principal, CIRP LIT)	14.80	\$615.00	\$9,102.00
Borden Rhodes (Associate)	1.20	\$300.00	\$360.00
Daphna Cherniak (Estate Administrator)	2.00	\$62.50	\$125.00
Dan Woo (Director, CPA CIRP LIT)	3.20	\$615.00	\$1,968.00
Robert Bubnic (Senior Estate Administrator)	0.10	\$335.00	\$33.50
Steven Pitucci (Senior Manager, CPA)	0.30	\$335.00	\$100.50
Tom McElroy (Director, CPA CBV CIRP LIT)	40.80	\$575.00	\$23,460.00
Terry Scott (CPA)	95.70	\$525.00	\$50,242.50

Disbursements:

Non-Taxable Disbursements

TRAVEL: \$224.00

Taxable Disbursements

OTHER MISC.: \$220.00

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Invoice

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Disbursements:

PHOTOCOPIES: \$0.50
POSTAGE: \$16.66

Total Disbursements: \$461.16
HST/GST: \$30.84

Amount Due This Invoice: \$96,984.40

Invoice Summary:	
TOTAL FEES AND DISBURSEMENTS:	\$85,852.66
TOTAL HST/GST:	\$11,131.74
TOTAL AMOUNT DUE:	\$96,984.40

Payment of this account is due on receipt
HST Registration # 83741 9514 RT0001

Albert Gelman Inc. - 250 Ferrand Drive, Suite 403 Toronto, ON, M3C 3G8 - Tel: 416 504 1650 - Fax: 416 504 1655 - albertgelman.com

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receive
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Nov 30, 2024

Invoice No: <4964-1>

Billing Through: Nov 30, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-11-01	TMCELROY	Email to counsel re Reliance disclaimer memo;	0.30	\$575.00	\$172.50
2024-11-01	TSCOTT	Send email request to P Doucet (Glynn) seeking update on payment certificate issued in preparation for Nov 5 draw;; Receive / review Memo #4 - Request for Approval, Blackline Drawings from M Wywrot (LCH), forward same to A Munoz (Camcos) for advice / recommendations. Subsequently receive comments recommending the cost is borne by LCH. Forward comment to M Wywrot for response. Review rebuttal and direct same to proceed If this is a required cost to be borne by the lenders;; Receive / review 60-Day Report Nos. 139 to 141 from GM Global, forward same to F Sayers (Glynn);. Receive email query from T McElroy on Corp Income Tax. Call Lori Bonomini (CRA Insolvency Department) seeking information related to the status of Corp Income tax filings;. Monitor / review correspondences related to Taron notice contemplated by LCH;; Monitor / review correspondences between LCH and Loopstra related to challenges / solutions to ameliorate APS discrepancies as well as extend outside occupancy dates;; Receive / review from P Doucet (Glynn) recommendation to pay Northland Paving Invoice # P137771 (November 5 draw);. Monitor email correspondences from Counsel related to Reliance (Disclaim/termination of agreements);.	3.50	\$525.00	\$1,837.50
2024-11-01	BGELMAN	Review of townhouse timeline for closings; Review of email from J. Janmohamed re receivers lien claim process;	0.50	\$615.00	\$307.50
2024-11-01	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-11-02	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-11-04	TMCELROY	Conference call with Receiver and legal counsel re Reliance contract disclaimer and next steps re response to Reliance counsel; Call with counsel re Homelife contract;	0.90	\$575.00	\$517.50
2024-11-04	BGELMAN	Attend call with counsel for Receiver re Reliance contract and hearing for lien claim process; Emails and call with Michael Wywrot re status of DM contract; Calls internally re Camcos and DM contract; Calls with Jeff Larry re Sutherland law and lien claim process;	2.20	\$615.00	\$1,353.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-04	TSCOTT	Receive email request from P Doucet (Glynn) requesting signed CCDC's for Campoli and KMR (send Campoli) notify that KMR has yet to be signed - therefore unable to issue payment certificates.; Meeting with R Theriault (LN), M Wywrot (LCH) et al to discuss the stacked APSs and materiality of changes and requirements for amendments.; Telcon weekly update J Circosta (Camcos) including feedback on his review of the DM/CC Form of Agreement.; Telcon J Selak (ECM) to discuss the potential for engaging Ecobarriers to complete waterproofing in the context of the Lien Claims process.; Telcon and email correspondences with F Sayers and P Doucet (Glynn) in support of Nov 5 draw payment process.; Receive / collate Alectra utility invoices.;	3.30	\$525.00	\$1,732.50
2024-11-04	DWOO	Review correspondence and updates regarding the lien claims process;	0.20	\$615.00	\$123.00
2024-11-05	BGELMAN	Review of comment to DM contract from James Circosta; update call with Tom McElroy re next steps; Attend conference call with James Circosta re DM contract; Review and approval of fee draw cheques;	1.30	\$615.00	\$799.50
2024-11-05	DCHERNIAK	Prepared cheques for Trades;	1.50	\$250.00	\$375.00
2024-11-05	TMCELROY	Review of correspondence form J. Circosta re form of DM contract; Prep for and attend court hearing re lien claim process Order; Conference call with J. Circosta and Receiver re form of DM agreement; Review of payment certificates re November 5 draw; Review and sign November 5 draw cheques; Email to counsel re form of DM agreement; Review of Justice Cavanagh Endorsement; Update case website; Discuss Don Fry lien claim with T. Scott; Emails to counsel re same;	3.20	\$575.00	\$1,840.00
2024-11-05	TSCOTT	Receive / review Memo #37 Waterproofing from J Selak (ECM). Forward same to A Munoz (Camcos) for advice / recommendations. Subsequently direct J Selak to proceed as recommended.; POTL 26 telcon query re Tarion deposit refund.; DM meeting J Circosta (Camcos) B Gelman, T McElroy.; Produce Cheque requisition report for Nov 5 Draw / payments.; Review Don Fry lien claim settlement correspondences, through respective counsels, confirm acceptance of total amount owed to Don Fry (this amount includes the invoice rendered to the Receiver) to settle this claim/lien.; Weekly project update meeting, J Circosta (Camcos).;	2.40	\$525.00	\$1,260.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-06	BGELMAN	Review of email from Michael Wywrot email; update with Tom McElroy re revisions from Camcos; call with Michal Wywrot re details in his email and update; Review of changes to listing agreement;	0.70	\$615.00	\$430.50
2024-11-06	TMCELROY	Weekly conference call with Elevate and Receiver; Prepare notice of Lien Claim Process ad for National Post; Call with counsel re Homelife listing agreement; Email to Trades and Supplier lien claims process Order;	1.80	\$575.00	\$1,035.00
2024-11-06	TSCOTT	ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH). T McElroy.; Receive / review Wyse Submetering Contract from M Wywrot (LCH) send same to A Munoz (Camcos) for advice / recommendations.; Receive / review request from Kenny Erlich (Carma) to recover property delivered to site. Send Form 92 to same for execution.; Receive / review KMR CCDC - Tyvek Block B, H, send recommendation for acceptance to B Gelman.; Attend project site for review.;	4.90	\$525.00	\$2,572.50
2024-11-07	TMCELROY	Email to Sarah M. at national post re newspaper ad; Email to insurance broker re bond renewal; Review of counsels accounts; Approve disbursement; Discussion with T. Scott re various construction related matters; Conference call with CS, Elevate and Receiver; Debrief discussion with B. Gelman; Review of numerous email from Elevate; Email from Camcos re production schedule; Email from Reg (legal counsel) re outside closing dates	4.30	\$575.00	\$2,472.50
2024-11-07	BGELMAN	Review of amended DM agreement; Review of final listing agreement; Review of email from R. Theriault at Loopsta re legal opinion on outside closing dates and Tarion's potential involvement; Update with Tom McElroy re same; Attend call with representatives of Cameron Stephens and Elevate/LCH to discuss amendments to Agreements of Purchase and Sale and DM contract / indemnity requested by LCH;	2.80	\$615.00	\$1,722.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-07	TSCOTT	Send email query to R Theriault (LN) seeking his confirmation re outside closing dates; Receive / review draft finishing schedule for Blocks G, H, I. Forward same to J Circosta (Camcos) for advice / recommendations.; CS/ECM/LCH Receiver meeting J Marriot, T Fiore (CS), M Wywrot, J Selak (LCH/ECM) B Gelman, T McElroy (schedule advancement, indemnification, CM/DM agreements).;	2.60	\$525.00	\$1,365.00
2024-11-07	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-11-08	TMCELROY	Review of revised DM agreement drafted by counsel; Attend call with Receiver, lending group and CS; Email to Insurance consultant re status of insurance renewal; Email from J. Marriott;	3.10	\$575.00	\$1,782.50
2024-11-08	BGELMAN	Prepare for and attend Cameron Stephens meeting with their investor group for update on various issues; Review of amended DM contract and calls with Tom McElroy re same; calls with Terry Scott re construction schedule and feedback obtained from Camcos;	1.70	\$615.00	\$1,045.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-08	TSCOTT	Biweekly Lenders meeting.; Receive / review Amplify Masonry - CCDC, submit to B Gelman for signature.; Receive / review PoC submitted by MUNICIPAL HOME SIGNS (unsecured creditor for work performed pre-Receiver date).; Internal meeting T McElroy re CCDC forms (SCs). Follow-up internal audit of 18 CCDC's and change order signed by the Receiver to verify trade identified as a Corp/Ltd entity and impact on trades with liens. Follow-up email to J Selak (ECM) with directions for corrective actions.; Review comprehensive response from J Circosta (Camcos) advising deficiencies / gaps in DM agreement and recommendations for remedy.; Follow-up with email to M Wywrot (LCH) requesting DM includes: a summary the total project budget and the project timelines.; Receive / review Memo #40 - Mold Remediation Blocks A,E,F from J Selak (ECM). Forward same to A Munoz (Camcos) for advice / recommendations. Upon positive feedback from same forward request to proceed to J Selak.; Attend / monitor Real Estate Broker sales and marketing meeting.; Review email request from T Fiore (CS) for Camcos to provide detailed project schedule to ECM. Follow-up call with J Circosta to discuss challenges with fulfilling request. Telcon B Gelman to review request and confirm outside Camcos scope of work. Produce draft response for internal discussions.;	5.80	\$525.00	\$3,045.00
2024-11-08	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-11-09	BGELMAN	Review of update email from J. Marriott;	0.10	\$615.00	\$61.50
2024-11-10	TMCELROY	Email to counsel re form of amendment to APS; Email to M. Wyrot re same; Email to J. Circosta re Landmark request to extend listing period;	0.50	\$575.00	\$287.50
2024-11-11	TMCELROY	Review and respond to correspondence from Scott Ma re listing agreement; Internal meeting with S. Petucci, B. Gelman and T. Scott to discuss lien claims process review procedures; Review of revised sales price information prepared by Stuart Realty; Emails from LCH, Elevate and others; Discuss various construction related matters with T. Scott; Review and sign estate trust cheque;	2.40	\$575.00	\$1,380.00
2024-11-11	BGELMAN	Attend meeting with Tom McElroy, Terry Scott and Steven Pitucci re lien claim process overview and next steps; Review of amending APS provided by counsel; REview and sign Henry Rotberg Steel Corp.;	1.50	\$615.00	\$922.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-11-11	RBUBNIC	Prepared October 2024 bank reconciliation.	0.10	\$335.00	\$33.50
2024-11-11	BGELMAN	Review and approval of bank reconciliation for the month end October 31, 2024;	0.10	\$615.00	\$61.50
2024-11-11	SPITUCCI	Meeting with T. Scott and T. McElroy to discuss and plan tracking for Jefferson lien claims process, along with setting up folder structure and Excel tracking sheet	1.80	\$335.00	\$603.00
2024-11-11	TSCOTT	Internal meeting Lien Claims Process T McElroy, S Pitucci.; Receive / review Memo #41 - EIFS Completion from J Selak (ECM), forward same to A Munoz (Camcos) for advice / recommendations.; Send email to D DuPerrouzel (ECM) re Steel and Welding seeking documentation relating to structural steel welding deficiencies report supported by Rotberg steel welding technician.; Follow-up with B Rhodes on progress of past and upcoming HST returns.; Receive / review Henry Rotberg Steel - CCDC, submit to B Gelman for signature.; Send request to R Debergh (LCH) for copy of spreadsheet shared at Sales meeting showing Condo sales vs Current market pricing.; Send email response to T Fiore (CS) responding to request for Camcos to provide detailed schedule to ECM informing that this is not available as it is outside Camcos scope.;	3.10	\$525.00	\$1,627.50
2024-11-12	TMCELROY	Review of Glynn Group progress report no. 7; Conference call with LCH, LCH counsel, Receiver and Receiver's counsel re review of DM agreement; Call with insurance broker re renewal;	2.10	\$575.00	\$1,207.50
2024-11-12	BGELMAN	Attend call with LCH and their counsel, Receiver's counsel and AGI team to review the DM agreement; Review of Glynn group report and	1.70	\$615.00	\$1,045.50
2024-11-12	TSCOTT	Receive / review Projected Budget & Progress Draw No.7 from Glynn, forward same to T McElroy.; DM Agreement meeting, M Wywrot (LCH) S Zuk (Torkin), R Shah (Counsel), T McElroy, B Gelman.; Receive / review Memo #41 - EIFS Completion recommendations from A Munoz (Camcos), direct J Selak (ECM to proceed.; Receive email query from J Selak (ECM to confirm if Ararat (contemplated - EIFS Completion trade) has lien registered, research same and send email response - no.; Reconcile DM/CM monthly fees/forecast.; Weekly project update meeting, J Circosta (Camcos).;	2.70	\$525.00	\$1,417.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-11-12	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-11-13	TMCELROY	Meeting with Elevate and Receiver; Discuss various construction related matters with T. Scott; Review of form of APS amending agreement; Email to counsel re same;	1.70	\$575.00	\$977.50
2024-11-13	BGELMAN	Sign Northland paving contract and additional contract; call from Jerry Marriott re DM request for indemnity from investor group; Review and sign listing agreement;	0.70	\$615.00	\$430.50
2024-11-13	TSCOTT	ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH). T McElroy.; Follow-up with Submetering Memo and agreement, forward same to R Theriault (LN) for advice / recommendations.; Receive / review email request from J Selak (ECM) seeking confirmation of vendor payment status of prior trades - research archives / data - (Royal Overhead Doors (No progress payments owed, and no holdback owed) and One Plus (2 unpaid invoices # 2310231 / Invoice#2310232 both appear to be pre-receivership).; Receive / review Northland Paving Landscaping CCDC, submit for signature to B Gelman.; Produce cheque requisition for Read Jones Christoffersen Ltd.; Follow-up email to M Wywrot re: the provision of a unit by unit detailed schedule including finishing schedule to occupancy for each unit.; Site visit.;	5.90	\$525.00	\$3,097.50
2024-11-13	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-11-14	TMCELROY	Discuss various matters internally with T. Scott; Conference call with Insurance broker re policy renewal; Conference call with CS, Elevate and Receiver;	1.60	\$575.00	\$920.00
2024-11-14	NMONKS	Received Proof of Claim from Municipal Home Signs, entered into Ascend; scanned and saved on the server file	0.20	\$325.00	\$65.00
2024-11-14	BGELMAN	Review of emails and responses from Michal Wywrot re insurance; Prepare for and attend conference call with insurance broker to discuss renewals;	1.00	\$615.00	\$615.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receive
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Nov 30, 2024
Invoice No: <4964-1>
Billing Through: Nov 30, 2024
File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-14	TSCOTT	Receive / review email from D DuPerrouzel (ECM) notifying that Alecta shut off power to 12 Bancroft meter. Contact Alectra customer service investigate root cause of challenge, learn that Alecta bills for this meter were not being delivered to the Receiver, remedy same. Produce Cheque requisition for same.; Receive / review Form 74 submitted by D Miller (Carma). Notify same that Form 74 is incomplete (absent schedule of property and not sworn / solemnly declared under oath.; Insurance coverage renewal meeting with A Thakar and T Goundrova (Purves Redmond) M Wywort (LCH) T McElroy/B Gelman.; Receive call from J Selak (ECM) discuss challenges conveyed by Eco barriers related to progressing work with Lien Registration. Follow-up call with I Giannantonio and M Minicucci (Eco barriers) to provide context of Court Ordered Lien Claims Process impacting new CCDC contemplated to completing work and deleting prior liens. Further discuss possible solutions related to SOV in CCDC and Ts & Cs. Follow-up call with J Selak, to update conversation with Eco Barriers.; Receive / review Memo #42 Balcony Railings from J Selak (ECM). Forward same to A Munoz (Camcos) for advice / recommendations.; Receive / review Memo #43 - OH Garage Doorsfrom J Selak (ECM). Forward same to A Munoz (Camcos) for advice / recommendations.; Receive / review Adlers Flooring - CCDC from A Giannaris (ECM), forward same to A Munoz (Camcos) for advice/recommendations specifically related to absence of trade specific schedule. Receive feedback from same that there is a need to include a work/delivery schedule specifically focused on this trade's deliverables and share these observations with A Giannaris and ECM LCH Team requesting their comments.; Receive / review Downsview Plumbing - Change Order #2 from A Giannaris (ECM), forward same to A Munoz (Camcos) for advice/recommendations.; Meeting J Marriot, T Fiore (CS), J Selak (ECM) M & L Wywrot (LCH), B Gelman, T McElroy.	5.70	\$525.00	\$2,992.50
2024-11-14	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-15	TMCELROY	Emails from Elevate and CS re acceleration plan; Discuss various constructions matters with T. Scott; Conference call with counsel to discuss redline version of DM agreement; Review of proposed amendment to EcoBarrier CCDC17 supplementary conditions;	2.10	\$575.00	\$1,207.50
2024-11-15	BGELMAN	Meeting with counsel to review changes to DM contract;	0.80	\$615.00	\$492.00
2024-11-15	BRHODES	Preparing October HST	0.40	\$300.00	\$120.00
2024-11-15	TSCOTT	Receive / process water bill.; Re: Downsview Plumbing - Change Order #2 receive / review email response from A Munoz (Camcos). Send query to A Giannaris (ECM) to confirm that ECM will be adding the updated drawings as well as the site instruction showing this new addition in coordination with the architects and MV Shore. Receive affirmative response and subsequently direct ECM to proceed.; Receive / review email Laurent, Collections Clerk Alecia that 5 accounts are significantly in arrears, reply to same informing them that the bills for these premises show that they were in fact being mailed to the residential addresses of incomplete dwellings under contractions and therefore the Receiver was unaware of their existence. Further the meters 12, 25, & 31 Bancroft Lane were locked out by Alectra and needed to be unlocked.; Receive / review Form 74 from D Miller (Carma) forward same to D DuPerrouzel (ECM) to arrange recovery by trade.; Receive / review from J Selak (ECM) Water Proofing CCDC SC's edits from Eco Barriers representing a material change in obligations/liabilities, forward same to T McElroy for comment.; Receive / review draft HST filing from B Rhodes - approve for filing.; LCH / DM Agreement meeting R Shah, T McElroy, B Gelman,;	4.40	\$525.00	\$2,310.00
2024-11-18	BGELMAN	Review and sign Downsview Plumbing contract; Attend call with AGI and LCH;	0.70	\$615.00	\$430.50
2024-11-18	TMCELROY	Conference call with T. Scott and F. Sayers re Glynn Group progress report no. 7; Conference call with LCH, LCH legal counsel, Receiver and Receiver legal counsel re DM agreement; Internal file update meeting with T. Scott; Correspondence from F. Seyars, L. Wyrot and others;	3.30	\$575.00	\$1,897.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-18	TSCOTT	Receive / review from A Giannaris (ECM) Downsvie Plumbing - Change Order #3, forward same to A Munoz (Camcos) for advice / recommendations, subsequently follow up email to A Giannaris approval to proceed.; Collate overdue Alectra statements for accounts/invoices not sent to Receiver (sent to construction site), produce cheque req for payment.; Budget report review with Cost Consultant to identify information gaps and deficiencies F Sayers (Glynn) T McElroy.; Follow-up same with plurality of email queries to R Theriault (Loopstra), L Wywrot (LCH), T Fiore (CS), J Selak (ECM).; Review Downsvie Plumbing CO#2, submit to B Gelman for signature.; Receive / review potential evidence of Water Proofing Deficiencies from P Doucet (Glynn) follow-up with email query to J Selak (ECM) seeking clarification / confirmation.; Receive / cursory review lien claims for JCL Concrete and Ontario Trucking, initiate internal review process for both.; Receive / cursory review non-lien claims for Municipal Signs - initiate internal review process.; Receive / review from J Selak (ECM Memo #37R1 - Waterproofing GHI, forward same to A Munoz (Camcos) for advice / recommendations. Follow up email to J Selak approval to proceed.; CCDC - 5 DM indemnity M Wyrot (LCH), Zuk (Counsel to LCH), R Shah (Counsel), B Gelman, T McElroy.;	4.30	\$525.00	\$2,257.50
2024-11-19	TMCELROY	Draft responding email to counsel to lien claimant; Review and sign estate trust cheque; Internal meeting with T. Scott and S. Petucci re Lien Claim process proof of claim review procedures; Email to/from M. Wyrot re Tarion proposal letter; Review and amend Tarion proposal letter; Email to Tarion;	2.90	\$575.00	\$1,667.50
2024-11-19	BGELMAN	Review of change order from Downsvie Plumbing and sign off on same; Review of email from Michal Wrywrot re Tarion and registration as Builder of Record; Call with Tom McElroy re same; Review of revised Tarion letter;	0.90	\$615.00	\$553.50
2024-11-19	SPITUCCI	Meeting with T. McElroy and T. Scott to review lien claims submitted to-date and deficiencies noted for T. Scott to follow-up with the claimants; Read-through November 5 2024 Order for the lien claims process; Setup of Excel templates for each lien claimant to assist AGI with tracking status and analysis of lien claim submissions	1.00	\$335.00	\$335.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-19	TSCOTT	Receive / review from J Selak (ECM Memo #37R1 - Waterproofing GHI, forward same to A Munoz (Camcos) for advice / recommendations. Follow up email to J Selak approval to proceed.; Send email notice to Belsito (Counsel) re JCL Concrete claim submission lacks "a completed Proof of Lien Claim Form"; Send email notice to Belsito (Counsel) re Ontario Trucking claim submission lacks "a completed Proof of Lien Claim Form"; Lien process coord conference S Pitucci, T McElroy, hrs.; Receive / review Form 74 submitted by G Cirinna (Avonlea) coordinate same's recovery of property with D DuPerrouzel (ECM).; Receive / review from J Selak (ECM Memo #43R1 - OH Garage Doors, forward same to A Munoz (Camcos) for advice / recommendations. Follow up email to J Selak approval to proceed.; Receive / review from A Giannaris (ECM) Downsvie Plumbing - Change Order #3 (Upgrades) contract and confirm recommendation to B Gelman for signature.; Produce December 5 draw summary for bank funding and submit for internal review.; Receive / review Glynn Group invoices, approve / submit same for payment.; Weekly Construction Consultant update call with J Circosta (Camcos).;	3.90	\$525.00	\$2,047.50
2024-11-19	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-11-20	TMCELROY	Weekly conference call with Elevate and Receiver; Review and respond to correspondence from insurance broker re renewal; Discuss various lien claim process matters with T. Scott; Discuss renewal of insurance with B. Gelman; Emails to counsel and insurance broker re same; Review and sign estate trust cheque;	2.10	\$575.00	\$1,207.50
2024-11-20	BGELMAN	Review of emails relating to insurance extension; respond to insurance broker;	0.20	\$615.00	\$123.00
2024-11-20	SPITUCCI	Reviewed lien claims submitted by Municipal Home Signs and JCL Concrete Pumping Ltd.	2.20	\$335.00	\$737.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-20	TSCOTT	Receive / cursory review additional documents to lien claims for JCL Concrete and Ontario Trucking (2 separate submissions) send receipt confirmation to same, add to process review files.; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH). T McElroy.; Follow-up email to R Shah re: draft acknowledgement and amending agreement to provide advice / recommendations.; Send Jefferson Properties Dec 5 Funding Request to A Isaacs (CS).; Send proof of payment to Laurent (Alectra) and follow-up / coordinate to effect service restoration to three meters with D DuPerrouzel (ECM).; Receive / review request from C Belsito (Counsel) seeking assurance that JCL Concrete's lien will be paid out, respond to same "Claims will be processed in accordance with the Court approved lien claim process provided."; Site visit.;	5.70	\$525.00	\$2,992.50
2024-11-20	DWOO	Review multiple correspondence and updates;	0.20	\$615.00	\$123.00
2024-11-21	TMCELROY	Conference call with Receiver, Elevate and CS; Call with M. Wyrot and T. Scott re insurance renewal;	1.00	\$575.00	\$575.00
2024-11-21	BGELMAN	Calls with Tom McElroy re alternate plan for insurance in the event of non-renewal; Attend update meeting with representatives of Elevate, LCH, Cameron Stephens, Loopstra Nixon and Receiver; Debrief call with Tom McElroy re terms of renewal for insurance and term;	1.20	\$615.00	\$738.00
2024-11-21	SPITUCCI	Reviewed lien claim package submitted by Ontario Trucking and Disposal Ltd., including tracking statement of account to invoices, and invoices to work orders, along with noting deficiencies	3.30	\$335.00	\$1,105.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-21	TSCOTT	Receive / review email query from Hardcore Drilling request if they are required to provide a Proof of Lien Claim; Receive several invoices from G Murtaza (GM Global) including pre/post Receivership. Respond to same requesting D DuPerrouzel process the invoices; Receive / review email query from H Fusco (MuniSigns) asking if they can produce master directory for each block. Forward same to R Debergh (LCH) for consideration.; Receive / review insurance extension correspondence from A Thakur (Purves Redmond) respond to same requesting proceed with the extension of the freehold town houses to April 1, 2025 and the stacked condo units to July 31, 2025 - concurrently seeking any advice/ recommendations from C Baker (Westland).; Receive / review from A Giannaris (ECM) Select Surfaces - Change Order #1 (Upgrades) , forward same to A Munoz (Camcos) for advice / recommendations.; Update meeting with CS / ECM / LCH J Marriot (CS), M Wywrot.;	3.80	\$525.00	\$1,995.00
2024-11-21	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-11-22	TMCELROY	Email to M. Wyrot re DM agreement; Review of counsel comments to APS amendment; Review of correspondence from insurance broker and email to M. Wyrot re same; Conference call with CS, Receiver and lending group; Discuss various construction matters with T. Scott;	2.10	\$575.00	\$1,207.50
2024-11-22	BGELMAN	Attend update call with representatives fo Cameron Stephens and their investor group; Review of final draft amending agreement to APS;	1.00	\$615.00	\$615.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-22	TSCOTT	Biweekly Lenders meeting.; Receive / review Building Permit revision request forms from D DuPerrouzel (ECM), forward same to A Munoz (Camcos) for advice / recommendations. In consultation with A Munoz Subsequently direct D DuPerrouzel ensure the Authorized representative should be the project manager (different form needs to be completed for AGI to assign the authorized agent) - direct revise the applications / forms.; Attend / monitor Sales/Marketing conference.; Insurance coverage renewal meeting with A Thakar and T Goundrova (Purves Redmond). Cam Baker (Consultant) M Wywrot (LCH).;	4.40	\$525.00	\$2,310.00
2024-11-22	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-11-23	TMCELROY	Email form of DM agreement to Jerry and Taylor;	0.20	\$575.00	\$115.00
2024-11-23	BGELMAN	Review of summary email provided by Jerry Marriott;	0.10	\$615.00	\$61.50
2024-11-25	BGELMAN	Review of Ryan Shah email re LCH agreement;	0.10	\$615.00	\$61.50
2024-11-25	TMCELROY	Call with F. Seyars re reconciliation of bonds and letters of credit; Review and respond to correspondence to counsel re DM agreement; Conference call with Receiver and CS; Review of letter from disclaimer purchaser; Email to counsel re same;	1.40	\$575.00	\$805.00
2024-11-25	TSCOTT	Receive / review query from J Xu seeking clarification for claim submissions, notify same that we will review any claim he may wish to submit.; Receive / review from J Selak (ECM Memo #45 - Block G Non-Combustible Wall Shoring Design, forward same to A Munoz (Camcos) for advice / recommendations. Follow up email to J Selak approval to proceed.; Receive / review query from ECM accounting seeking status of invoice payment for KMR - research invoice submission / payment history / status and replay notifying that we have yet to receive a payment certificate for this application for payment.; Jefferson - Tarion Proposal meeting T Fiore (CS), F Sayers (Glynn), T McElroy.; Follow-up email to T Fiore providing LCH documentation showing all G units outside closing dates in June 2025.; Receive / review notification from Counsel for Purchaser: Rana Babir Hamid seeking assistance from the Receiver to get Tarion to pay out their deposit.;	3.40	\$525.00	\$1,785.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-26	TMCELROY	Meeting with S. Petucci and T. Scott to discuss claims received to date; Review and respond to correspondence from Tarion legal counsel; Email to counsel re lien claims process; Discuss various construction related matters with T. Scott; Emails from LN, Elevate, Camcos, CS, etc.;	2.50	\$575.00	\$1,437.50
2024-11-26	BGELMAN	Review of Acknowledgement and Direction relating to division of POTL's into 36 PIN's and approval of same; Review and approval of Chrislett Asphalt Roofing contract;	0.40	\$615.00	\$246.00
2024-11-26	DWOO	Review multiple updates regarding insurance renewal matters;	0.10	\$615.00	\$61.50
2024-11-26	SPITUCCI	Reviewed statutory declaration and supporting documentation for lien claim received by JCL received Nov 25 2024; Meet with T. Scott and T. McElroy to go over lien claims received to-date, issues encountered and action items; Reviewed Ontario Trucking supporting documentation for lien claim received Nov 25 2024	2.00	\$335.00	\$670.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-11-26	TSCOTT	Lien Claim coord conference T McElroy, S Pitucci. Follow-up call with H Fusco (MuniSigns).; Follow-up email to R Theriault, re Wyse Agreement.; Receive review email from J Selak (ECM) Memo #42R1 Balcony Railings forward same to A Munoz (Camcos) for advice / recommendations. Receive / review comprehensive response from Camcos related to myriad exceptions and concerns. Follow up email to J Selak seeking additional information and risk mitigation as informed by A Munoz.; Receive / review from A Munoz (Camcos) recommendation to proceed with Memo #45 - Block G Non-Combustible Wall Shoring Design, provide same to J Selak (ECM).; Follow-up email to R Theriault (LN) re advice / recommendations on Wyse sub-meter agreement.; Receive from A Munoz (Camcos) no exceptions to the Select Surfaces - Change Order #1 (Upgrades), follow-up email to A Giannaris (ECM) to proceed.; Receive / review email from A Demiri (LN) seeking approval / signature for the applications of Acknowledgement and Direction with respect to the POTL Transfer to parcelize the lots on the R-Plan. Forward same to J Circosta (Camcos) for recommendations to proceed. Upon verification forward same to B Gelman for signature and subsequently u send signed docs to A Demiri (LN); Receive / review from D DuPerrouzel competed City of RH Authorization of Owner's' rep form, forward same to A Munoz (Camcos) to verify accuracy of completion. Upon receipt of confirmation send email request to D DuPerrouzel to submit for signature process through DocuSign; Receive / review email query from J Weerasinghe (CS) seeking confirmation of Insurance renewal, reply to same that brokers confirm yes - will send COI when provided. Send subsequent request to A Thakar (Purves) for same when available; Receive / review Chisleff CCDC - Remainder of Roofing Works, submit/recommend for signature to B Gelman; Weekly Construction Consultant update call with J Circosta (Camcos);	4.60	\$525.00	\$2,415.00
2024-11-27	TMCELROY	Detailed correspondence from insurance broker re renewal; Conference call with Receiver and Elevate; Review of THR observation report; Emails from CS, Elevate and other; Discuss various construction related matters with T. Scott;	1.90	\$575.00	\$1,092.50

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2024-11-27	BGELMAN	Review and sign Select Surfaces change order; Review of comments to amended APS from Reg T. at Loopstra;	0.40	\$615.00	\$246.00
2024-11-27	TSCOTT	Receive / review Select Surfaces - CO#1, submit/recommend for signature to B Gelman; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH). T McElroy.; Follow-up call with H Fusco (MuniSigns) advising that the PoC was incorrectly completed; Receive / review from A Giannaris (ECM) Adler Flooring - CCDC including updated finishing schedule, request same to submit for signature process through DocuSign; Site visit; Follow-up email to J Selak (ECM) providing LCH documentation showing all G units outside closing dates in June 2025 and many H & I units closing march 28, 2025; Receive / review comprehensive correspondence from A Thakar (Purves) describing additional challenges and progress related to Insurance extension, follow -up with same directing him to proceed with coverage; .; Receive / review revised LCH Memo #5 - Approval for Marketing Materials from R Debergh (LCH) forward same to A Munoz for advice / recommendations;	5.70	\$525.00	\$2,992.50
2024-11-27	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-11-28	TMCELROY	Call with insurance consultant and appraiser re property appraisal for insurance purposes; Call with counsel and counsel to Tarion; Conference with Elevate and Receiver (CS did not attend); Review and respond to correspondence from M. Wyrot re Tarion matters; Review and sign SunCorp. proposal re insurance appraisal;	2.80	\$575.00	\$1,610.00
2024-11-28	BGELMAN	Attend call with Tarion counsel;	0.30	\$615.00	\$184.50
2024-11-28	SPITUCCI	Sent email update to T. Scott regarding the status of the Fammpa proof of lien claim submission	0.10	\$335.00	\$33.50
2024-11-28	TSCOTT	Tarion meeting A Slavens (counsel for Tarion), J Larry (Counsel) T McElroy review notification from Counsel for Purchaser: Rana Babir Hamid seeking assistance from the Receiver to get Tarion to pay out their deposit.; Meeting with V Persaud and J Lombardo (Suncorp Valuations), C Baker (Westland) T Goundrova (Purves) T McElroy re engaging Valuation Services for adequate insurance coverage to rebuild completed and vacant homes; Update meeting with CS / ECM / LCH J Marriot & T Fiore (CS), M Wywrot (LCH);	3.50	\$525.00	\$1,837.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-11-28	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-11-29	TMCELROY	Call with counsel re lien claim settlement process and other matters; Meeting with T. Scott and S. Petucci re review of lien claims received to date; Emails from insurance broker re policy extensions; Prepare Receiver's borrowing certificate; Discuss various construction related matters with T. Scott; Review of counsel correspondence with counsel re Don Fry settlement;	3.50	\$575.00	\$2,012.50
2024-11-29	BGELMAN	Update call with Jerry Marriott; review of indemnity portion of DM agreement; review of reliance counter offer and call with Jeffrey Larry re same;	0.70	\$615.00	\$430.50
2024-11-29	SPITUCCI	Reviewed lien claim submission package received from Fammpa Inc; Meeting with T. Scott and T. McElroy to discuss claim submission from Fammpa Inc., outstanding documentation, and action items	2.50	\$335.00	\$837.50
2024-11-29	TSCOTT	Site visit / lenders meeting; Internal meeting T McElroy discuss correspondences / recommendations provide by K Thavaraj (PR) primary counsel for Lien Claim Process; Follow-up emails to K Thavaraj (PR) providing the CCDCs for Performance Windows (Vinyl Windows) and Royal Stair (potential lien claimant) and a copy of the Vinyl lien registration; Prepare a draft correspondence notifying claimants with insufficient submissions in accordance with the Court Ordered Lien Claims Process; Receive / review Draft invoice list for Dec 5, 2024 from F Sayers (Glynn) follow up request as to expected provision of final list; Receive / review Camcos Invoice - forward to F Sayers (Glynn) for processing; Receive / respond to query from Camcos accounting related to payment delivery in context of postal strike; Lien Claim coord conference T McElroy, S Pitucci;	5.60	\$525.00	\$2,940.00
2024-11-29	DWOO	Review correspondence and updates;	0.20	\$615.00	\$123.00
2024-11-30	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50

Total Fees: \$93,686.50

HST/GST: \$12,179.25

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Summary by Staff:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Bryan A. Gelman (Principal, CIRP LIT)	21.10	\$615.00	\$12,976.50
Borden Rhodes (Associate)	0.40	\$300.00	\$120.00
Daphna Cherniak (Estate Administrator)	1.50	\$250.00	\$375.00
Dan Woo (Director, CPA CIRP LIT)	2.50	\$615.00	\$1,537.50
Nicole Monks (Estate Administrator)	0.20	\$325.00	\$65.00
Robert Bubnic (Senior Estate Administrator)	0.10	\$335.00	\$33.50
Steven Pitucci (Senior Manager, CPA)	12.90	\$335.00	\$4,321.50
Tom McElroy (Director, CPA CBV CIRP LIT)	47.70	\$575.00	\$27,427.50
Terry Scott (CPA)	89.20	\$525.00	\$46,830.00

Disbursements:

Non-Taxable Disbursements

TRAVEL: \$224.00

Taxable Disbursements

POSTAGE: \$14.70

Total Disbursements: \$238.70

HST/GST: \$1.92

Amount Due This Invoice: **\$106,106.37**

Invoice Summary:

TOTAL FEES AND DISBURSEMENTS:	\$93,925.20
TOTAL HST/GST:	\$12,181.17
TOTAL AMOUNT DUE:	\$106,106.37

Payment of this account is due on receipt
HST Registration # 83741 9514 RT0001

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Invoice

Invoice Date: Dec 31, 2024

Invoice No: <4992-1>

Billing Through: Dec 31, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-12-01	TMCELROY	Review and sign estate trust cheque; Review and consider correspondence from counsel re Reliance matter; Draft template email to lien claimants with deficient claims; Email to CS re settlement of Don Fry claim; Review of form of lien settlement release to be used in lien claims process; Email to CS re Don Fry lien settlement;	1.80	\$575.00	\$1,035.00
2024-12-02	TMCELROY	Email to insurance broker re policy renewals; Conference call with J. Marriott, T. Fiore and B. Gelman re Reliance, DM agreement and other matters; Review and respond to correspondence from counsel re Reliance settlement proposal; Call with R. Shah (counsel) re receiver's motion to approve disclaimer of Reliance contract; Discuss various liens filed with S. Petucci; Review of bi-weekly site observation report; Review and sign estate trust cheque;	2.60	\$575.00	\$1,495.00
2024-12-02	BGELMAN	Attend call with Cameron Stephens representatives to discuss matters pertaining to Reliance, lien claim process and DM contract / indemnity; Call with Tom McElroy re reliance and next steps; Sign contract for Elevate;	1.40	\$615.00	\$861.00
2024-12-02	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-12-02	TSCOTT	Follow-up with A Munoz (Camcos) for advice / recommendations; Memo #5 - Approval for Marketing Materials from R Debergh (LCH) - send email to R Debergh (LCH) to proceed; Receive / review Proof of Lien Claim (Eco Barriers) submit for analysis internally; Follow-up on request from Elevate to authorize / approve SRN Architects to represent the Owners (via AGI) in communication with the City of Richmond Hill; Receive / review Proof of Lien Claim (PC Caulking) submit for analysis internally; Receive / review H & S site observation report from C Homuth (TRH);	1.60	\$525.00	\$840.00
2024-12-03	TMCELROY	Discuss various construction related matters with T. Scott; Prepare Trustee's affidavit; Discuss Don Fry lien claim settlement with counsel; Emails to/from counsel re same;	3.90	\$575.00	\$2,242.50
2024-12-03	BGELMAN	Review and sign Adlers contract;	0.20	\$615.00	\$123.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receive
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice

Invoice Date: Dec 31, 2024

Invoice No: <4992-1>

Billing Through: Dec 31, 2024

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-12-03	SPITUCCI	Reviewed proof of claim and supporting documents submitted by claimants Eco Barriers Inc. and PC Caulking & Restorations Inc. and noted preliminary items for discussion	4.10	\$335.00	\$1,373.50
2024-12-03	TSCOTT	Provide email request to J Selak (ECM) RE: H & S report seeking corrective and preventive actions; Receive / review supplemental proof of claim supplemental email from Municipal Signs, submit for analysis internally; Produce Draft correspondence to Lien Claimants with Deficient Claims including request for additional information. Forward same to R Shah (Counsel) for advice / recommendations; Receive / review Proof of Lien Claim (Rafat) submit for analysis internally; Receive / review CCDC Contract - Adlers - Flooring and Tile - submit for signature/approval; Telcon R Shah (Counsel) re Reliance contract disclaimer - follow-up email provision of HVAC Change Order that lists the additional HVAC Equipment and quantum required to complete construction; Receive / review Invoice/payment list for 5 Nov from F Sayers (Glynn) follow-up request for payment certificates; Produce cheque requisition 5 Nov Draw; Discussion with P Doucet (Glynn) related to payment certificates for ECM CM fees - follow up with J Selak and M Wywrot to confirm certificate requirements; Receive email from M Muscolino (Counsel for 8 claimants) seeking guidance on submitting large proof of claim files - request same to submit via file weblink; Receive / review Proof of Lien Claim (Direct Underground) submit for analysis internally; Receive Projected Budget & Progress Draw No.7 from Glynn; Weekly Construction Consultant update call with J Circosta (Camcos);	4.90	\$525.00	\$2,572.50
2024-12-04	TMCELROY	Review of Glynn Group Dec 3/24 progress report no. 7; Conference call with Receiver and Elevate/LCH; Emails from Elevate and LCH re various matters; Discuss various construction related matters with T. Scott; Meeting with S. Petucci and T. Scott to review lien claims received and discuss same; Review and sign December 5 trade/supplier draw cheques including review of payment certificates; Emails to/from Adam Slavens (counsel to Tarion);	4.10	\$575.00	\$2,357.50
2024-12-04	BGELMAN	Review and sign Royal Overhead doors contract; Review of Glynn Group budget and report; update meeting with Tom McElroy re need for increase in borrowing charge;	0.40	\$615.00	\$246.00

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2024-12-04	SPITUCCI	Reviewed proof of claim and supporting documents submitted by claimant PC Caulking & Restorations Inc. and noted preliminary items for discussion; Updated lien claim master sheet for submissions made by Lumber City Inc. and Direct Underground Inc.; Reviewed proof of claim submissions from claimants JCL and Ontario Trucking Ltd. to determine existence of any holdbacks specified	4.30	\$335.00	\$1,440.50
2024-12-04	TSCOTT	Follow-up email to R Theriault (LN) seeking advice / recommendations for sub-metering agreement; Receive / review CCDC 17 - Royal Overhead Doors submit to B Gelman for signature / approval; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH), T McElroy.; Follow-up email to J Selak seeking H&S corrective actions; Receive / review Arch. General Review Report 30 from R Serra (SRN) - forward same to A Munoz (Camco) for advice / recommendations - follow up request / query to SRN seeking supporting photo images; Receive / review Proof of Lien Claim (Lumber City) submit for internal review; Receive / review Memo #47 - Mold Remediation Blocks AEF - Phase 2 & Final from J Selak (ECM) - forward same to A Munoz (Camco) for advice / recommendations - subsequently direct ECM to proceed; Send email request P Doucet (Glynn) for status of missing payment certificates for 2 trades with payment applications; Receive / review Proof of Lien Claim (Rama Ideal) submit for internal review; Receive / review email request for Certificate of Insurance from J Weerasinghe (CS), advise will provide when received from broker; Receive / review Proof of Lien Claim (Cooper) submit for internal review; Receive / review Campoli - Change Order #1 from A Giannaris (ECM) - forward same to A Munoz (Camco) for advice / recommendations - subsequently direct ECM to proceed; Internal Lien Claims meeting with T McElroy and S Pitucci; Receive / review blacklined sub metering agreement from R Theriault (LN) - forward to R Shah (Counsel) for review from a Receivership lens;	4.90	\$525.00	\$2,572.50
2024-12-05	BGELMAN	Call with Tom McElroy re motion for increased borrowing and reliance; Review of update chart from Michal Wywrot re occupancy updates; Attend weekly call with representatives of Cameron Stephens, Elevate and LCH;	1.20	\$615.00	\$738.00
2024-12-05	TMCELOY	Internal discussion with T. Scott and S. Petucci re claims received before claims bar date; Review of correspondence from M. Wywrot re amending agreement; Meeting with Elevate, Receiver and CS;	1.40	\$575.00	\$805.00

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2024-12-05	TSCOTT	Receive / review from J Selak (ECM) response to the challenges previously identified in the Memo #42R1 Balcony Railings - share responses with A Munoz (Camcos) for advice / recommendations - subsequently forward to ECM approval to proceed; Receive / review Proof of Lien Claim (Royal Welders) submit for analysis internally; Receive / review Proof of Lien Claim (Edg Core) submit for analysis internally; Receive / review Proof of Lien Claim (Stephenson's) submit for analysis internally; Receive / review Proof of Lien Claim (Core Constructors) submit for analysis internally; Receive / review Proof of Lien Claim (Maven) submit for analysis internally; Site visit - deliver Dec 5 draw payments to site for distribution by ECM to trades; Receive / review Proof of Lien Claim from M Muscolino (8 X Claimants) submit for analysis internally; Receive / review Proof of Lien Claim (Safex) submit for analysis internally; Receive / review Proof of Lien Claim (PDEK Global Services) submit for analysis internally; Meeting J Marriot, T Fiore, J Iszo (CS), L & M Wywrot, J Selak (ECM), B Gelman, T McElroy;	5.30	\$525.00	\$2,782.50
2024-12-05	SPITUCCI	Reviewed proof of claim and supporting documents submitted by claimant PC Caulking & Restorations Inc., Rama Ideal Construction Inc. and Direct Underground Inc. and noted preliminary items for discussion; Updated lien claim review summary sheet for quantum of claims received Dec 5 2024	4.30	\$335.00	\$1,440.50
2024-12-06	BGELMAN	Attend bi-weekly update call with Cameron Stephens and their investor group; Review and sign pot light contract; Review of lien claim summary prepared by AGI;	1.30	\$615.00	\$799.50
2024-12-06	TMCELROY	Meeting with CS, Lending group, Elevate and Receiver; Discuss various construction related matters with T. Scott; Email to counsel re hearing to address matters related to Reliance contract disclaimer;	1.10	\$575.00	\$632.50
2024-12-06	SPITUCCI	Updated lien claim review summary sheet for quantum of claims received by claimants on Dec 5 2024 (22 total submissions)	3.10	\$335.00	\$1,038.50

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2024-12-06	TSCOTT	Lenders meeting; Review Campoli Electric - CO#1 and send to B Gelman for signature; Send request to ECM and Glynn to provide forecast for expected trade payments for the subject draw no later than December 16; Receive / review additional Proof of Lien Claim supporting documentation requested from D Desiato (Fammpa) submit for internal review; Received call from a purchaser asking why Tarion has not opened a claim file on their portal to accept purchaser claims for deposit; Receive / review email query from H Fusco (MuniSigns) when should he expect to receive payment for his lien claim submission - respond with reference to Section D and a link of the previously provided Court approved Lien Claims Process; Receive / review from D DuPerrouzel (ECM) corrective and preventive actions in compliance with H&S site report;	2.60	\$525.00	\$1,365.00
2024-12-09	TMCELROY	Meeting with S. Petucci and T. Scott to discuss lien claims received and next steps re evaluation of claims; Requisition cheque re lien settlement; Email to insurer re COI; Email to CS re same; Call with T. Scott and F. Sayers re Glynn report no. 7; Call with counsel re Tarion Bond; Detailed review of submetering agreement and counsel comments re same; Review of insurance certificate and policy binder;	4.20	\$575.00	\$2,415.00

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2024-12-09	TSCOTT	Receive / review query from Counsel for Wyecroft Trim & Doors Group Inc. seeking confirmation of receipt of same's proof of lien claim - respond to same that the Receiver is not in receipt - review return / reject email messages from same (Pre Bar date/time) and subsequently receive / accept file weblink - submit for internal review; Subsequent email request from Wyecroft Counsel seeking confirmation that the Receiver will not hold this claim as being time barred - affirmed; Receive / review Memo #48 - Floor Leveling from J Selak (ECM) - forward same to A Munoz (Camco) for advice / recommendations; Receive / review Memo #49 - Exterior Caulking from J Selak (ECM) - forward same to A Munoz (Camco) for advice / recommendations; Receive / review email from A Giannaris (ECM) notifying that structural consultant (RJC) has not responded to requests to review the structural issue in Block A raised by the City Inspector - send follow-up email to RJC and SRN seeking explanation for delay, subsequently receive follow-up email commitment from RJC to provide response with 36 hours - forward response to ECM; Receive / review draft HST return from B Rhodes - direct same to file; Internal Lien Claims meeting with T McElroy and S Pitucci; Meeting to review/discuss Progress Draw / Budget Report 7 - with F Sayers (Glynn) and T McElroy; Send email request to J Selak (ECM) and M Wywrot (LCH) seeking detailed information related to the HVAC equipment (in excess of Reliance provided) needed to complete the project and the estimated discount to a purchase price of home that includes a HVAC Rental agreement; Receive / review Memo# 50 disposal of excess Insulation Materials from A Giannaris (ECM), forward same to A Munoz (Camcos) for advice/recommendations - subsequently provide approval to ECM to proceed; Receive advice from A Munoz (Camcos) on Memo #49 - Exterior Caulking, send approval to proceed to ECM; Receive advice from A Munoz (Camcos) on Memo #48 - Floor Leveling - send request to J Selak to engage a structural engineer to confirm that floors can support the load of the topping, also providing examples of 3 current industry quotes (lower) to empower cost savings negotiations; Receive call from P Doucet (Glynn) seeking trade contract / agreement information related to production of payment certificates; Receive / review email response to HVAC info request from M Wywrot (LCH);	6.20	\$525.00	\$3,255.00
2024-12-09	SWARNER	Attended to mail forwarding extension	0.50	\$465.00	\$232.50

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2024-12-09	SPITUCCI	Meeting with T. Scott and T. McElroy to discuss update on lien claims submitted on Dec 5 2024; Prepared master sheet summary of proof of claims submitted to the Receiver for distribution to AGI's legal counsel; Reviewed proof of claims submissions received from the claimants Wyecroft and EDG Cor	2.60	\$335.00	\$871.00
2024-12-09	BRHODES	November HST preparation	0.80	\$300.00	\$240.00
2024-12-09	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-12-10	TMCELROY	Review of consolidated lien claim summary prepared by S. Petucci; Email same to CS; Email to counsel re next steps re lien claims process; Email to counsel re Don Fry settlement cheque; Discuss various construction related matters with T. Scott; Review solicitors accounts; Approve disbursement; Meeting with legal counsel to review claims summary and discuss next steps; Several emails to insurance broker; Email to insurance consultant; Call with insurance consultant re policy renewal; General file review discussion with B. Gelman; Email to S. Heo (Windsor capital); Review of site observation report;	4.70	\$575.00	\$2,702.50
2024-12-10	BGELMAN	Review of lien claim summary with Tom McElroy for update; Call with Jerry Marriott re status of DM indemnity; call with Michal Wywrot; Attend lien claim summary call; Attend file status meeting with Tom McElroy; attend call with insurance consultant; Review of Tarion proposal letter in draft;	1.90	\$615.00	\$1,168.50
2024-12-10	SWARNER	steup GL account to facilitate lien claims payment	0.20	\$465.00	\$93.00
2024-12-10	RBUBNIC	Prepared November 2024 bank reconciliation.	0.10	\$335.00	\$33.50

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2024-12-10	TSCOTT	Receive / review Memo# 50 disposal of excess Insulation Materials from A Giannaris (ECM), forward same to A Munoz (Camcos) for advice/recommendations - subsequently provide approval to ECM to proceed; Receive advice from A Munoz (Camcos) on Memo #49 - Exterior Caulking, send approval to proceed to ECM; Receive advice from A Munoz (Camcos) on Memo #48 - Floor Leveling - send request to J Selak to engage a structural engineer to confirm that floors can support the load of the topping, also providing examples of 3 current industry quotes (lower) to empower cost savings negotiations; Receive call from P Doucet (Glynn) seeking trade contract / agreement information related to production of payment certificates - provide same; Review Shared Facilities agreement, POTL & Unit Disclosure docs produced by Loopstra Nixon - send edits/comments to LN & LCH for discussion; Review Lien Claims meeting T McElroy, S Pitucci; Produce notice to Tarion letter re disclaimed / terminated Freehold APS in response / support to home buyers complaining that Tarion not accepting their applications for deposit insurance (including schedule of Purchasers / units disclaimed); Construction Consultant update call with J Circosta (Camcos);	4.80	\$525.00	\$2,520.00
2024-12-10	SPITUCCI	Meeting with R. Shah (AGI's counsel), T. Scott and T. McElroy to review lien claim review summary and next steps for R. Shah to proceed with contacting claimants; Updated master lien claims sheet to include the claimant's legal counsel contact information and reviewed all claims for potential existence of holdbacks	3.00	\$335.00	\$1,005.00
2024-12-10	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-12-11	BGELMAN	Review of draft report to Court; Review of matter pertaining to Lala lien claim not filed and correspondence with counsel re same; Review of amendments to DM contract;	1.10	\$615.00	\$676.50
2024-12-11	TMCELROY	Review of form of indemnity between LCH and CS; Further updates to DM agreement; Email to LCH re DM agreement; Conference call with Receiver and Elevate; Review of KP Works Ltd payment certificate; Review and sign estate trust cheque; Email to CS re builders risk insurance policy deadline of April 1/25; Review and respond to correspondence from counsel regarding Lala Glass claim; Prepare interim SRD for Fourth Report; Discuss fourth report with B. Gelman; Review of fourth report and comments to counsel re same;	6.90	\$575.00	\$3,967.50

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2024-12-11	ICHEN	Create courier manifest to Paliare Roland Barristers for shipment of payment	0.20	\$350.00	\$70.00
2024-12-11	SPITUCCI	Reviewed proof of lien claim submissions received by the claimants Multitech Trades Corp., Safex Workplace and Leblon (post-receivership claim); For Leblon lien claim submission, reviewed CCDC contract and associated Scope of Work and noted key terms set forth	3.80	\$335.00	\$1,273.00
2024-12-11	TSCOTT	ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH); Follow-up email to K Mwanangonze (RJC) requesting status of structural engineering reports; Receive / review payment certificate and produce cheque requisition for trade payment; Monitor communications with C Baker (Westland) A Thakar (Purves) related to insurance renewal and limitations; Send notification via email to J Selak, L&M Wywrot (ECM/LCH) the construction insurance policy for POTL's under construction ends April 1 - insurance for completed / vacant units commences; Produce / deliver GL to F Sayers (Glynn) for reconciliation with Budget; Receive / review payment application from Disano Sprinkler - forward same to J Selak (ECM) for acceptance / action; Receive / review KP Works Ltd - Change Order #1 from A Giannaris (ECM), forward same to A Munoz (Camcos) for advice/recommendations - subsequently provide approval to ECM to proceed; Site visit; Meeting to review condo disclosure documents R Theriault, M Juranka (Loopstra), R Shah (Counsel) and M Wywrot (LCH);	5.40	\$525.00	\$2,835.00
2024-12-11	DWOO	Review multiple correspondence and updates;	0.10	\$615.00	\$61.50
2024-12-12	TMCELROY	Prepare and post journal entry in Ascend; Finalize interim SRD; Finalize Receiver's affidavit; Conference call with Receiver and Windsor Capital; Conference call with T. Scott and R. Shah to discuss and review Fourth Report to Court; Review of emails from Elevate, LCH and others; Conference call with Elevate and LCH; Email from/to Taron legal counsel;	5.10	\$575.00	\$2,932.50
2024-12-12	BGELMAN	Consider matters relating to non-filing of lien claim by Lala lien claimant; call with Jerry Marriott re update; Attend update call with Stanley Heo at Windsor Capital; Review and swear affidavit of fees; Review and sign KP works contract;	1.20	\$615.00	\$738.00

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2024-12-12	TSCOTT	Research, investigate and collate Reliance data from LCH, ECM. Camcos and archives, produce detailed schedule of equipment received from Reliance, equipment required from others to complete project - including APSs without rentals agreements and cost/benefit informing the termination of the Reliance contract for Counsel; Receive/review Roofing Carpentry deficiency Memo from D DuPerrouzel (ECM) - forward same to A Munoz for advice / recommendations - subsequently return memo to J Selak (ECM) seeking a revised approach to eliminate the challenges risks characteristic to the T&M work contemplated in this memo; Receive/review Memo 52 - C Channel Repairs from D DuPerrouzel (ECM) - forward same to A Munoz for advice / recommendations; Review Change Order #1 for KP Works Ltd - forward to B Gelman for signature; Produce precis budget and deliver to M Wywrot (LCH) for inclusion with DM Agreement; Receive / review Henry Rotberg Steel Corp - Change Order #1 from A Giannaris (ECM), forward same to A Munoz (Camcos) for advice/recommendations - subsequently seek clarification from A Giannaris (ECM) related to the installation overlap with carpentry trade and confirm intent for structural engineer verification; Meeting J Marriot, T Fiore, J Iszo (CS), L & M Wywrot, J Selak (ECM), B Gelman, T McElroy;	5.60	\$525.00	\$2,940.00
2024-12-12	SPITUCCI	Continued review of proof of lien claim submission package received from Leblon (post-receivership claim), including reconciling timesheets to invoices and detailed review of supporting timesheets	4.60	\$335.00	\$1,541.00
2024-12-12	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-12-13	TMCELROY	Email to insurance consultant re timing for covering policy from builders risk to completed units; Review of executed CCDC5A; Email to M. Wyrot re DM agreement; Review and sign estate trust cheque; Internal meeting with S. Petucci and T. Scott to review lien claims filed; Email to/from Taron legal counsel; Discuss various construction matters with T. Scott; Emails from CS, Elevate, LCH and others;	2.90	\$575.00	\$1,667.50
2024-12-13	NMONKS	Completed Corporate Profile search on Magalhaes Construction Inc.;	0.10	\$325.00	\$32.50
2024-12-13	BGELMAN	Review and sign DM contract;	0.20	\$615.00	\$123.00

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2024-12-13	SPITUCCI	Meeting with T. McElroy and T. Scott to discuss findings on reviews for proof of lien claims submitted by Leblon, Multitech Trades Corp and Safex Workplace; Continued with Leblon lien claim review (post-receivership) in reviewing details of timesheets and subcontractor invoices	3.50	\$335.00	\$1,172.50
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2024-12-13	TSCOTT	Follow-up email to K Mwanangonze (RJC) to confirm requested site inspection related to City inspection / Structural matters at Block A; Receive / review; Telcon Paul Doucet Glynn) Re Downview Plumbing CO's 1, 2 & 3 - for verification of Payment Certificates - provide same via email; Send reminder email to J Selak A Giannaris (ECM), M Wywrot (LCH) and F Sayers (Glynn) to provide forecast for expected trade payments for the Jan 5/25 draw no later than December 16; Lien Claims review meeting S Pitucci, T McElroy; Send email query to C Zhang (Multitech) seeking additional information supporting Proof of Claim submission - subsequently receive requested info and submit for internal review; Send email query to D Mauro (Safex) seeking additional information supporting Proof of Claim submission - subsequently receive requested info and submit for internal review; Receive / review Downview HVAC CO#01 - Missing Suite HVAC Equipment from J Selak (ECM) - forward same to A Munoz (Camco) for advice / recommendations; Receive / review email query from P Doucet (Glynn) seeking a signed CO for Downview HVAC - negative; Telcon A Munoz (Camcos) discuss project status and co-ordinate site visit Jan 17; Send email request to A Giannaris (ECM) Re CO's related to KP Works and Rotberg steel seeking additional information on the forecasted man hours to install each saddle and clarification as to which trade would be "installing" the saddles as both CO's include the install by both trades - review email responses from same; Telcon with A Giannaris (ECM) Re CO's related to KP Works and Rotberg steel and trade on site conducting T&M work without a signed contract / agreement - notify that applications for payment will not receive a Payment Certificate for work without a signed contract, follow-up email to convey J Selak (ECM) to convey same - subsequent telcon with J Selak re T&M activity; Receive / review from A Munoz (Camcos) recommendations to proceed with Downview HVAC CO#01 - Missing Suite HVAC Equipment - subsequently send email direction to J Selak to proceed; ; Receive / review Memo #53 - Mold Remediation Phase 3 - GHI Main and Uppers from J Selak (ECM) - forward same to A Munoz (Camco) for advice / recommendations - subsequently receive recommendation to accept memo / proceed - send same to J Selak;	5.70	\$525.00	\$2,992.50
2024-12-16	TMCELROY	Review and consider correspondence from J. Marriott; Discuss various construction matters with T. Scott; Discuss Jan 5 draw with T. Scott; Discuss lien claim settlements with various creditors with T. Scott;	0.80	\$575.00	\$460.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-12-16	TSCOTT	Analyze lien claims data in preparation of settlement offers; Send follow-up reminder to confirm RJC is supporting the site - subsequently received email confirmation from D DuPerrouzel that support is being provided; Receive/review Memo 52 - C Channel Repairs from D DuPerrouzel (ECM) - forward same to A Munoz for advice / recommendations - subsequently direction to proceed as recommended to ensure, an engineer plan with a stamp is needed as best practice as this is a structural change; Receive / review additional information substantiating the significant amount of time required for the installation of LVL saddles, respond to same with direction to engage an Engineer to verify the remediation once is completed and provide a stamped report as a requirement before Payment Certificate for KP Works Ltd - Change Order #1 will be produced / accepted; Receive / review from H Chowdury (GM Global) Site Visit Report Nos. 146 to 163 - forward same to A Munoz for surveillance; Produce Draw forecast and funding requirement report - send same to A Isaac (CS) for action; Review internal Analysis of Multitech claim produced by S Pitucci, advise that same trade provided the provide equipment needed to continue the delivery of temporary electricity post Receiver date; Receive / review Northleaf Appliance Inc - CCDC draft from A Giannaris (ECM) - forward same to A Munoz for advice / recommendations; Receive / review from M Mukhtar (CS) Advance letter for Funding Scheduled for December 20, 2024; Receive / review Ararat EIFS Wall Systems - Change Order #1 from A Giannaris (ECM) - forward same to A Munoz for advice / recommendations; Receive / review Performance Windows and Doors - Change Order #1 from A Giannaris (ECM) - forward same to A Munoz for advice / recommendations; Receive / review from H Chowdury (GM Global) Site Visit Report Nos. 164 to 173 - forward same to A Munoz for surveillance;	6.10	\$525.00	\$3,202.50
2024-12-16	SPITUCCI	Prepared summary report for T. Scott on issues with lien claim documentation submitted for Safex and Multitech and updated master tracking sheet for documentation received and outstanding	1.00	\$335.00	\$335.00
2024-12-16	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-12-17	TMCELROY	Attend conference call with Tarion, Tarion legal counsel, Receiver and LCH; Attend call with T. Scott and R. Shah re contemplated lien claims settlements; Emails from Elevate, CS, legal counsel and others;	1.70	\$575.00	\$977.50

Invoice

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receive
250 Ferrand Drive, Suite 403
Toronto, ON

Invoice Date: Dec 31, 2024
Invoice No: <4992-1>
Billing Through: Dec 31, 2024
File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2024-12-17	BGELMAN	Attend teams call with representatives of Tarion;	0.50	\$615.00	\$307.50
2024-12-17	SPITUCCI	Reviewed proof of lien claim submission for Oakdale Drywall, including review of the CCDC contract and scope of work, review of invoices and payments, review of WSIB & insurance documentation	4.90	\$335.00	\$1,641.50
2024-12-17	TSCOTT	Receive / review advice from A Munoz re: Performance Windows and Doors - Change Order #1 - send direction to A Giannaris (ECM) to proceed with same; Receive / review advice from A Munoz re: Ararat EIFS Wall Systems - Change Order #1 - send direction to A Giannaris (ECM) to proceed with same; Receive / review advice from A Munoz re: Northleaf Appliance Inc - CCDC draft - send direction to A Giannaris (ECM) to proceed with same; Receive email from J Selak (ECM) recommending Chislett roofing provide T&M carpenters for roof carpentry deficiencies remediations - respond to same requesting additional information related to managing, controlling and verifying hours worked as well as warranty responsibility for work done by T&M carpenters - forward same to A Munoz (Camcos) for advice / recommendations; Tarion meeting K Rowe, T Ahmadi (Tarion), T McElroy; Claim settlement meeting R Shah (Counsel), T McElroy; Site visit; Weekly call with J Circosta (Camcos);	6.60	\$525.00	\$3,465.00
2024-12-17	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-12-18	TMCELROY	Discuss matters related to carpentry contractor with T. Scott;	0.20	\$575.00	\$115.00
2024-12-18	BGELMAN	Attend to matters relating to time and materials payment requested from Elevate for carpenter without signed contract, emails and calls re same with Terry and Jure; Sign Windows and Doors contract;	1.50	\$615.00	\$922.50
2024-12-18	SPITUCCI	Reviewed proof of lien claim submitted by Mendoza, including Jefferson's P.O. and estimates for work from Mendoza to Core, along with review of statement of account	1.70	\$335.00	\$569.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-12-18	TSCOTT	Receive / review initial Lien Claim Analysis - Oakdale Drywall; Review advice from A Munoz (Camcos) re: ECM proposed roof carpentry T&M activities - forward same to J Selak for review; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH); Advise / controls on contemplated roof carpentry activities to mitigate challenges/risks related to T&M trade activities; Send email direction to ECM to produce a change order to effect the work on Blocks B and I (concurrently) and informed by actual outcome(s) produce a change order for subsequent Blocks; Receive / respond email query from C Belsito (Counsel for Lien Claim Trade) for update on review process; Receive / review report from A Munoz (Camcos) related to the water infiltration in various locations of the Underground parking and sprinkler room - recommending confirmation that these deficiencies will not preclude architectural and structural signoffs as part of part 3 occupancy requirements; Receive / review Performance Windows and Doors - CO#1 - submit to B Gelman for signature; Telcon B Gelman and J Selak (ECM) related to the challenges and risks related to T & M activities and advice provided by Camcos - send follow-up email related to controls characteristic to managing T&M activities; Receive / review pre Receiver date invoices from MV Shore; Receive / review from SRN - Arch General Review Report GR028 - forward same to A Munoz (Camcos) for review;	6.00	\$525.00	\$3,150.00
2024-12-18	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2024-12-19	TMCELROY	Review and respond to correspondence from J. Marriott re lien claims; Discuss various construction matters with T. Scott;	0.40	\$575.00	\$230.00
2024-12-19	BGELMAN	Review summary of amendments provided by M. Wywrot;	0.20	\$615.00	\$123.00
2024-12-19	SPITUCCI	Continued review of proof of lien claim submitted by Mendoza, including review of statement of account and supporting invoices	1.70	\$335.00	\$569.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-12-19	TSCOTT	Receive / review draft Chislett Roofing - Change Order #1 from A Giannaris (ECM) - respond to same to proceed for signature; Telcon P Doucet (Glynn) - provide signed CM & DM CCDC 5A; Receive / review Westland Insurance consultant invoices - submit to F Sayers (Glynn) for Draw Jan 5 inclusion; Receive / review Memo #55 - Phase 2 Accelerations - GHI Main & Uppers from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations; Receive / review Henry Rotberg Steel Corp - Change Order #2 from A Giannaris (ECM) forward same to A Munoz (Camcos) for advice / recommendations; Meeting J Marriot, T Fiore, J Iszo (CS), L & M Wywrot, J Selak (ECM), B Gelman, T McElroy; Review CCDC Contract - Omega Railings - submit same to B Gelman for signature; ; Review CCDC 17 - Ararat - Nov 12, 2024 - submit same to B Gelman for signature; Review Ararat EIFS Wall Systems - CO#1 - submit same to B Gelman for signature; Receive / review Henry Rotberg Steel Corp - Change Order #2 from A Giannaris (ECM) forward same to A Munoz (Camcos) for advice / recommendations;	5.10	\$525.00	\$2,677.50
2024-12-20	TMCELROY	Email to Taron; Review of correspondence from Taron; Review and respond to correspondence from Serge re lien claims; Discuss various matters with T. Scott;	0.60	\$575.00	\$345.00
2024-12-20	BGELMAN	Attend call with Cameron Stephens and their investor group; Review and sign multiple contracts and change order; review of memo from J. Marriott;	1.70	\$615.00	\$1,045.50
2024-12-20	SPITUCCI	Continued review with proof of lien claim submitted by Mendoza, including review of statement of account, supporting invoices, reconciling invoices to timesheets, and review of individual timesheets	5.10	\$335.00	\$1,708.50

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-12-20	TSCOTT	Lenders meeting (including updates from ECM and LCH); Send email notification to F Sayers (Glynn) that Reliance has withdrawn its legal claim to enforce their contract and they accept they are an unsecured creditor; Send email to J Selak (ECM) based on water ingress until the water envelope is sealed utilize forced air heaters in these units to reduce the standing water/moisture; Receive / review notification from disclaimed purchaser (Unit 26) that Tarion is not receiving deposit insurance claims; Monitor Tarion request to Elevate to provide documentation / background information on Directors for Tarion registration; Receive / review RJC Invoice via post - forward escan to J Selak (ECM) for verification; Receive email notification from O Imiruaye (CS) that funds were wired to Receiver's account; Lien claims/settlement meeting R Shah, K Thavaraj (Counsel); Send direction to A Giannaris (ECM) to submit Henry Rotberg Steel Corp - Change Order #2 for signature; Receive / review Lien Claim Analysis - Mendoza; Telcon P Doucet (Glynn) seeking clarification on Payment applications for approval/acceptance;	4.10	\$525.00	\$2,152.50
2024-12-21	SPITUCCI	Reviewed proof of lien claim submitted by Core Constructors, including review of CCDC contract and noted key contract terms agreed upon by the parties	1.50	\$335.00	\$502.50
2024-12-22	SPITUCCI	Reviewed proof of lien claim submitted by Core Constructors, including review of CCDC contract, the associated proposal from Core to Jefferson, and noted key contract terms agreed upon by the parties and inconsistencies between both sets of documentation	1.00	\$335.00	\$335.00
2024-12-23	TMCELROY	Review of site observation report and comments to T. Scott re same;	0.30	\$575.00	\$172.50
2024-12-23	SPITUCCI	Continued with proof of lien claim submission from Core Constructors, including detailed review of invoices, traced invoices to supporting documentation, performed a detailed timesheet review (roughly 300 total pages of supporting documentation), and reviewed WSIB & insurance documentation	7.00	\$335.00	\$2,345.00
2024-12-23	BGELMAN	Review of indemnity document provided by Cameron Stephens in favour of Development manager; email to Michal Wywrot re same;	0.20	\$615.00	\$123.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-12-23	TSCOTT	Telcon P Doucet (Glynn) seeking clarification on Payment applications for approval/acceptance; Receive / review Site Observation report from C Homuth (TRH) - no non-compliances; Receive / review Lien Claims Analysis - Core Constructors; Receive / review Arch General Review Report GR031 (UG, Stacks and Towns) - send to A Munoz (Camcos) for feedback;	2.10	\$525.00	\$1,102.50
2024-12-24	TMCELROY	Email to M. Wyrot re Taron submission; Review of S. Petucci analysis of various filed lien claims;	3.90	\$575.00	\$2,242.50
2024-12-24	SPITUCCI	Emailed T. Scott findings on concerns with Core Constructors' proof of lien claim submission and summarized over email the pervasive concerns present for later review and discussion	0.70	\$335.00	\$234.50
2024-12-24	TSCOTT	Receive / review re-issued from A Giannaris (ECM) Northleaf Appliance Inc - CCDC for signature - compare with last CCDC submitted for signature and bid leveling Memo - identify inconsistencies with appliance pricing - request clarification from same - subsequently direct the CCDC to be amended and resubmitted for signature; Receive / review Wyse sub-metering agreement reviewed and annotated by R Theriault (Loopstra);	2.50	\$525.00	\$1,312.50
2024-12-26	TSCOTT	Review amended Northleaf CCDC provided by A Giannaris for signature - determine the contract is missing the Supplementary Terms/Conditions and request same to resend with the missing items included;	0.60	\$525.00	\$315.00
2024-12-27	DCHERNIAK	Prepared cheques for Jan 5 draw payment to trades;	1.00	\$250.00	\$250.00
2024-12-27	BGELMAN	Approval of contract; Accrual for signing of 243 cheques, including review of back up, throughout 2024 at 2 min per cheque;	8.10	\$615.00	\$4,981.50
2024-12-27	SPITUCCI	Reviewed additional documentation submitted by lien claimant Fammpa Inc. post Dec 5 2024 and reported concerns identified to T. Scott	1.50	\$335.00	\$502.50
2024-12-27	TSCOTT	Receive/review Alectra bills (X 31) from Canada Post backlog, collate and produce cheque requisition for payment; Produce lien claim settlement schedule (with notes for negotiation) for four claimants and send to R Shah (Counsel) for action; Receive / review Lien Claim analysis Fammpa; Receive / review Northleaf amended CCDC - submit to B Gelman for signature;	4.60	\$525.00	\$2,415.00
2024-12-29	TMCELROY	Review and sign estate trust cheques;	0.10	\$575.00	\$57.50
2024-12-30	TMCELROY	Continue review of S. Petucci analysis of various filed lien claims; Prepare Receiver's borrowing certificate;	4.20	\$575.00	\$2,415.00

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

2024-12-30	TSCOTT	Site visit; Send to J Selak (ECM) via email details of the water ingress challenges in the Underground parking facility and the Sprinkler room observed on Dec 17 & 30 visits and the concerns Camcos shared related to the ability to register for occupancy of these challenges are flagged by the city or the architect; Receive / review Memo #56 - Subfloor Sanding and Screwing from A Giannaris - forward same to A Munoz (Camcos) - receive email from same to advise she would like to wait for Monday Jan 6 to respond as she will have access to Camcos purchasing at that time to confirm market bid rates;	4.50	\$525.00	\$2,362.50
2024-12-31	TSCOTT	Receive / review Camcos invoice - send to F Sayers (Glynn) for processing; Receive / review from A Giannaris (ECM) email response from RJC confirming that the steel saddle installation work was completed correctly IAW RJC design details - forward same to A Munoz (Camcos) for acceptance criteria;	0.90	\$525.00	\$472.50

Total Fees: \$110,889.00

HST/GST: \$14,415.57

Summary by Staff:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Bryan A. Gelman (Principal, CIRP LIT)	21.10	\$615.00	\$12,976.50
Borden Rhodes (Associate)	0.80	\$300.00	\$240.00
Daphna Cherniak (Estate Administrator)	1.00	\$250.00	\$250.00
Dan Woo (Director, CPA CIRP LIT)	0.80	\$615.00	\$492.00
Ivy Chen (Associate)	0.20	\$350.00	\$70.00
Nicole Monks (Estate Administrator)	0.10	\$325.00	\$32.50
Robert Bubnic (Senior Estate Administrator)	0.10	\$335.00	\$33.50
Steven Pitucci (Senior Manager, CPA)	59.40	\$335.00	\$19,899.00
Suzette Warner (CFE, CPA, CGA, FCCA)	0.70	\$465.00	\$325.50
Tom McElroy (Director, CPA CBV CIRP LIT)	50.90	\$575.00	\$29,267.50
Terry Scott (CPA)	90.10	\$525.00	\$47,302.50

Disbursements:

Non-Taxable Disbursements

OTHER MISC.:	\$124.68
TAXI:	\$28.65
TRAVEL:	\$179.20

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Disbursements:

Total Disbursements: \$332.53
Amount Due This Invoice: \$125,637.10

Invoice Summary:	
TOTAL FEES AND DISBURSEMENTS:	\$111,221.53
TOTAL HST/GST:	\$14,415.57
TOTAL AMOUNT DUE:	\$125,637.10

Payment of this account is due on receipt
HST Registration # 83741 9514 RT0001

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Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

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<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
12/19/2024	BGELMAN	Review and approval of Bank Reconciliation for the month end November 30, 2024;	0.10	\$615.00	\$61.50
12/19/2024	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
12/20/2024	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
12/26/2024	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
12/30/2024	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/2/2025	NMONKS	Opened, scanned and saved all incoming mail from Canada Post	0.50	\$350.00	\$175.00
1/2/2025	SPITUCCI	Updated master list for lien claim submissions reviewed Dec 13 to 27th 2023	1.40	\$435.00	\$609.00
1/2/2025	TSCOTT	Telcon F Sayers(Glynn) re payment applications from M Chevrier (ECM) for Joff ID and Restoration Aid, confirm with same that PO submitted was by others. Follow-up mail to M Chevrier (ECM) - advise that we need a Payment Certificate informed by a signed contract (and CO as required) to authorize, approve work; Monitor correspondence between Glynn and ECM re above described payment applications; Receive / review Unit 302 Amended Purchase Agreement submitted by LCH for Receiver's signature, forward same to R Theriault (LN) for advice / recommendations; Receive / review Memo #57 - Finish Carpentry from A Giannaris - forward same to A Munoz (Camcos) for advice / recommendations; Follow-up with F Sayers (Glynn) seeking completion of Jan 5 draw payment list;	3.80	\$525.00	\$1,995.00
1/2/2025	TMCELROY	Discuss banking matters with D. Cherniak;	0.10	\$595.00	\$59.50
1/3/2025	NMONKS	Opened, scanned and saved incoming mail form Canada Post	0.30	\$350.00	\$105.00
1/3/2025	TSCOTT	Receive / review advice from R Theriault (LN) re Wyse Sub Metering agreement included deficiencies related to engineer review and recommendations to resolve - forward same to M Wyrwot (LCH) for corrective action; Receive / review payment schedule for Jan 5 draw, collate and produce/submit cheque requisition; Receive / review contemplated approach for payment applications for Joff and Restoration Aid from M Chevrier (ECM), respond to same confirming the requirement for payment certificate informed by duly executed agreement(s); Receive / collate Alectra bills (x 11) and City of RH taxes - produce cheque requisition for payment;	5.10	\$525.00	\$2,677.50
1/3/2025	TMCELROY	Co-ordinate Jan 5 draw payment to Trades/Suppliers with T. Scott and D. Cherniak; Review of various emails; Discuss construction related matters with T. Scott;	0.90	\$595.00	\$535.50
1/4/2025	TMCELROY	Detailed review of payment certificates prepared by Glynn Group re January 5 draw payment; Review and sign January 5 draw cheques;	1.20	\$595.00	\$714.00

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		Instructions to D. Cherniak re banking matters;			
1/6/2025	BGELMAN	Review of commentary on amended APS;	0.10	\$645.00	\$64.50
1/6/2025	SPITUCCI	Meeting with T. McElroy and T. Scott to review Leblon lien claim post-receivership, Oakdale Drywall's claim submissions, and Mendoza's claim submissions; Reviewed Wyecroft's proof of claim submission, including statement of claim and certificate of action	2.90	\$435.00	\$1,261.50
1/6/2025	TSCOTT	Meeting to review Amendment to APS doc produced by LCH R Theriault (LN), M Wywrot (LCH), T McElroy; Lien Claims review meeting S Pitucci, T McElroy, Send request to R Shah (Counsel) seeking advice related to Settlement discussions parameters; Produce / deliver via email GL to F Sayers (Glynn); Telcon P Doucet (Glynn) re supporting documentation for payment certificates; Provide DM & CM Agreements to F Sayer, P Doucet (Glynn); Receive advice from A Munoz (Camcos) re Memo #57 - Finish Carpentry - send approval to proceed to A Giannaris (ECM); Receive / review Joff letter from R Debergh (LCH) with request to sign - respond to same to provide contract supporting activity; Receive advice from A Munoz (Camcos) re Memo #56 - Subfloor Sanding and Screwing advising that bids provided were 2-4 X industry norms - forward same to A Giannaris recommending retender; Receive / review Amplify Masonry Ltd - Change Order #1 from A Giannaris - forward same to A Munoz (Camcos) for advice / recommendations - receive advice from A Munoz to proceed - send same to A Giannaris (ECM); Receive email notice of Alecta account requiring payment from L S (Alectra); Site visit; Review docusign Amplify Masonry Ltd - Change Order #1 for accuracy - submit for signature;	6.10	\$525.00	\$3,202.50
1/6/2025	TMCELROY	Conference call with M. Wyrot, T. Scott and Reg T. re amending purchase agreement, wise submetering agreement, occupancy agreements and other matters; Emails from LCH, legal counsel, Camcos and other; Discuss various construction related matters with T. Scott; Attend meeting with T. Scott and S. Petucci re review lien claims review analysis;	4.10	\$595.00	\$2,439.50
1/7/2025	BGELMAN	Review and sign Amplify change order; Respond to email from Luca Bucci re his services and referral from Cameron Stephens;	0.30	\$645.00	\$193.50
1/7/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/7/2025	SPITUCCI	Reviewed Wyecroft's proof of claim submission, including the contract documents, scope of work, statement of account and supporting invoices	3.30	\$435.00	\$1,435.50
1/7/2025	TSCOTT	Review docusign H Rotberg - Change Order #1 for accuracy - submit for signature; Receive / review from R Debergh (LCH) bid leveling doc and email to proceed re Interior Design Agreement - direct	4.30	\$525.00	\$2,257.50

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		same to provide a contract that includes the scope/deliverable(s) and the Terms and Conditions for review; Lien Claim Settlement meeting R Shah (Counsel); Monitor email communications between Loopsta and LCH re Unit 205 - Assignment Request; Monitor T&M roof carpentry reporting for alignment to agreed performance; Receive / review Memo #57R1 - Finish Carpentry from A Giannaris (ECM); Monitor email communications between Loopsta and LCH re statutory notices and document; Weekly call J Circosta (Camcos);			
1/7/2025	TMCELROY	Discuss lien claim settlements with T. Scott; Email re status of reliance disclaimer to counsel; Discuss lien claim process with B. Gelman and T. Scott;	0.80	\$595.00	\$476.00
1/8/2025	BGELMAN	Review and approval HRS change order 2 and HVAC Equipment;	0.20	\$645.00	\$129.00
1/8/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/8/2025	SPITUCCI	Continued with review of Wyecroft's proof of claim submission, including the statement of account and supporting invoices; Reviewed Emergency Propane's proof of claim supporting documents and inquired to T. Scott on missing contracts	4.00	\$435.00	\$1,740.00
1/8/2025	TSCOTT	Receive / review Northland Paving Ltd (Landscape) - Change Order #1 from A Giannaris (ECM) - forward same to A Munoz (Camcos) for advice / recommendations; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH); Send direction to A Giannaris (ECM) re Rotberg Change Order #1 to proceed and ensure the CO includes Structural Engineer to produce a stamped report verifying the work was completed to the required standard prior to issuing a Payment Certificate; Telcon with J DaSilva (Leblon) re deficiencies in claim submission; Receive / review email correspondence from A Dmytriw (HCRA) detailing list of queries and complaints from home purchasers - forward same to M Wywrot (LCH) requesting draft response; Receive / review Chislett - Change Order #2 from A Giannaris (ECM) - forward same to A Munoz (Camcos) for advice / recommendations - based on advice from A Munoz direct A Giannaris to proceed and include the term "...total .. not exceed \$7,680 or 64 working hours ... if the actual hours are less ... change order ... adjusted to ... actual hours worked."; Receive / review Downsview HVAC CO#1 - HVAC Equipment Supply - submit same to B Gelman for signature; Meeting L Bucci (Vimy) T McElroy re Taron support - follow-up call with J Circosta to review / validate Vimy contemplated services; Receive / review LC Analysis - Wyecroft from S Pitucci;	4.20	\$525.00	\$2,205.00
1/8/2025	TMCELROY	Attend meeting with Elevate, LCH and Receiver; Debrief discussion with T. Scott; Email to Taron; Review of correspondence from counsel re roof assembly notice; Email from Elevate, Camcos and	4.80	\$595.00	\$2,856.00

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		other; Discuss various construction related matters with T. Scott; Review of correspondence from HCRA and discuss same with T. Scott; Conference call with Luca Bucci and T. Scott re Tarion registration; Update Receiver's affidavit re fourth report to Court; Update Interim SRD for Fourth Report to Court;			
1/9/2025	BGELMAN	Review of HCRA complaint and draft response back to them from Elevate; Sign Basic Caulking contract; Review and sign Chislet 1 Change Order; Prepare for meeting with Elevate and representatives of Cameron Stephens, review of last investor meeting minutes and amendment process update; Attend teams meeting with representatives of Elevate and Cameron Stephens; Update from T. Scott re general construction and other matters relating to Lien process;	2.30	\$645.00	\$1,483.50
1/9/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/9/2025	SPITUCCI	Reviewed Maven Group's proof of claim submission, including the statement of claim, certificate of action, and contract with Jefferson	2.00	\$435.00	\$870.00
1/9/2025	TSCOTT	Receive / review consult agreement from L Bucci (Vimy) forward same to J Circosta (Camcos) for advice / recommendations - follow-up telcon re same; Re: Lien Claims - Investigate/research archives for contracts / purchase orders / agreement with Hera, ILF, Dillon Roofing, Merla, Emergency Propane Services Inc, Arthur Aerial Lifts Inc, 207875 - nor signed agreements (etc.) found; Receive advice from A Munoz to proceed with Northland Paving Ltd (Landscape) - Change Order #1- send same to A Giannaris (ECM); Receive / review Basic Caulking - CCDC Contract submit same to B Gelman for signature; Receive / review Chislett Roofing - CO#1 submit same to B Gelman for signature; Receive review request from M Wywrot (LCH) re Amended agreements sent to homeowners specific to Form of vendor nomenclature in context of Receiver - acquire sample and provide to R Shah (Counsel) for advice / recommendations; Receive / review Amplify Masonry Ltd - Change Order #2 from A Giannaris - forward same to A Munoz (Camcos) for advice / recommendations - receive advice from A Munoz to proceed - send same to A Giannaris (ECM); Receive / [REDACTED]	5.80	\$525.00	\$3,045.00
		Meeting J Marriot, T Fiore, J Iszo (CS), L & M Wywrot, J Selak (ECM), B Gelman, T McElroy;			
1/10/2025	BGELMAN	Prepare for and attend call with Cameron Stephens representatives and their investor group; Update call with Jerry Marriott;	0.90	\$645.00	\$580.50
1/10/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/10/2025	SPITUCCI	Continued reviewing Maven Group's proof of claim submission, including the statement of account and supporting invoices, along with WSIB and	2.50	\$435.00	\$1,087.50

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		insurance support			
1/10/2025	TSCOTT	Bi-weekly lenders meeting; Receive advice from R Shah (Counsel) re Amended agreements sent to homeowners specific to Form of vendor nomenclature in context of Receiver - provide same to M Wywrot (LCH); Send follow-up email to M Wywrot (LCH) re missing engineering info needed for sub-metering agreement; Re Amplify Masonry Ltd - Change Order #2 from - receive advice from A Munoz to proceed - send same to A Giannaris (ECM);	3.20	\$525.00	\$1,680.00
1/10/2025	TMCELROY	Review and sign estate trust cheque; Prepare and post journal entry in Ascend;	0.40	\$595.00	\$238.00
1/11/2025	SPITUCCI	Continued reviewing Maven Group's proof of claim submission, including the statement of account and supporting invoices	2.00	\$435.00	\$870.00
1/12/2025	BGELMAN	Review of draft fourth report to Court;	0.80	\$645.00	\$516.00
1/12/2025	SPITUCCI	Continued reviewing Maven Group's proof of claim supporting documents, including the supporting invoices; Emailed T. Scott the primary concerns discovered with Maven Group's claim	4.00	\$435.00	\$1,740.00
1/12/2025	TSCOTT	Receive / review Site Observation Report - 52 Jefferson Side Road from C Homuth (TRH) report includes some serious non-compliances including MOL visit - send email request to J Selak (ECM) seeking clarification related to the MOL visit (Reports/Notices issued) and corrective / preventative actions ECM contemplates to resolve;	1.00	\$525.00	\$525.00
1/13/2025	BGELMAN	Sign Chislet change order #2; Review and sign Amplify Masonry change order; Review of summary prepared by Jerry Marriott from meeting;	0.50	\$645.00	\$322.50
1/13/2025	NMONKS	Opened, scanned and saved incoming mail from Canada Post	0.10	\$350.00	\$35.00
1/13/2025	RBUBNIC	Prepared December 2024 bank reconciliation.	0.10	\$350.00	\$35.00
1/13/2025	SPITUCCI	Reviewed Metro Air's proof of claim submission, including the statement of claim, certificate of action, and supporting invoices	5.20	\$435.00	\$2,262.00
1/13/2025	TSCOTT	Receive / review Chislett Roofing CO#2 from A Giannaris - send approval for signature to B Gelman; Review selected lien claim submissions, search archives for verification of prior works; Receive / review Amplify Masonry CO#2 from A Giannaris - send approval for signature to B Gelman; Review correspondence from R Shah (Counsel) re: Resolution of Cooper Equipment Rentals Lien - research / provide response with information related to claim deficiencies discovered during initial claim review;	3.50	\$525.00	\$1,837.50
1/13/2025	TMCELROY	Review and sign estate trust cheque; Email to T. Fiore re status of sales and market process for unsold units; Email to counsel re lien claims process; Review of Fourth Report prepared by counsel and comments to R. Shah re same; Review of Jan 10 site observation report and T. Scott comments re same; Draft response to HCRA request for	5.40	\$595.00	\$3,213.00

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		information received Jan 5/25;			
1/14/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/14/2025	SPITUCCI	Reviewed proof of claim submissions received from Hera Services, ILF Enterprises and Matthew Merla and tabled issues for each submission	4.00	\$435.00	\$1,740.00
1/14/2025	TSCOTT	Receive / review email from J Selak (ECM) initial response to non-compliances identified by TRH during the last H&S visit; Receive email query from M Wywrot (LCH) related to MV Shore pre-Receiver date invoices and impact on engineering support; Receive / review revised Memo #56 - Subfloor Sanding and Screwing from A Giannaris - forward same to A Munoz (Camcos) - subsequently direct ECM to proceed; Receive / review Interior Design proposal from M Wywrot (LCH) symmetric to the bid memo previously approved request form of contract (to be duly executed by both parties) or LCH directly enter into an agreement with the vendor and submit for reimbursement in accordance with Section 8 of the development management agreement; Weekly advisory call with J Circosta (Camcos);	4.90	\$525.00	\$2,572.50
1/14/2025	TMCELROY	Internal discussions with T. Scott re various construction related matters and lien claims and proposed settlements; Conference call with T. Fiore, T. Scott and R. Shah re pre-receivership marketing process for sold units; Correspondence from insurance broker and insurance consultant;	1.30	\$595.00	\$773.50
1/15/2025	BGELMAN	Review and sign RTP Delta Contracting Corp;	0.10	\$645.00	\$64.50
1/15/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/15/2025	SPITUCCI	Reviewed proof of claim supporting documents submitted by Dillon Bros, including the contract with Jefferson, scope of work, invoices, purchase orders, and statement of account, and tabled issues discovered based on the requirements under the Order for Lien Claims Process	5.70	\$435.00	\$2,479.50
1/15/2025	TSCOTT	Receive / review Insurance Appraisal from V Persaud (Suncorp); ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L & M Wywrot (LCH) - produce / distribute minutes of same; Collate and produce cheque requisition for payment of MV Shore invoices; Receive / review for Vendor name and Tarion number from T Fiore (CS) seek same from R Theriault and R Shah (Counsel); Receive / review RTP Delta Contracting Corp - CCDC from A Giannaris (ECM) - submit same to B Gelman for signature; Review / analyze various lien claim submissions and collate summaries of deficiencies; Receive / [REDACTED]	4.90	\$525.00	\$2,572.50
1/15/2025	TMCELROY	Conference call with Receiver and Elevate; Debrief discussion with T. Scott; Review of insurance appraisal; Discuss various construction related matters with T. Scott;	1.40	\$595.00	\$833.00

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1/16/2025	BGELMAN	Update from T. Scott on lien claims process particularly with respect to Leblon Carpentry; Attend update meeting with Elevate and Cameron Stephens;	1.00	\$645.00	\$645.00
1/16/2025	SPITUCCI	Reviewed Emergency Propane Services' and Dillon Bros proof of claim submission for lien claims process, including the statement of claim, certificate of action, statement of account and supporting invoices	4.00	\$435.00	\$1,740.00
1/16/2025	TSCOTT	Receive / review MOL site visits reports and contemplated corrective / preventative actions from D DuPerrouzel (ECM); Receive request from A Giannaris (ECM) for notice of appointment of Receiver to provide potential trade - produce/deliver same; Lien Claim meeting V DaSilva and J DaSilva (Leblon) to discuss deficiencies in PoC submission - follow-up email requesting missing information; Receive request for additional information re RBC Blanket Appraisal from T Fiore (CS); Receive / review query from M Chevrier (ECM) regarding outstanding AP amounts; Hand delivered payment to MV Shore for pre-receiver invoices (Office in same building as Receiver); Draft notice for LCH to provide to purchasers authority for LCH to communicate with Purchasers on behalf of the Receiver - deliver signed notice to LCH via email; Telcon with Eco Barriers re claim submission and offer of settlement - subsequently receive verbal acceptance of settlement offer; Meeting J Marriot, T Fiore (CS), L & M Wywrot, J Selak (ECM), B Gelman, T McElroy;	5.60	\$525.00	\$2,940.00
1/16/2025	TMCELROY	Discuss various construction and lien related matters with T. Scott; Conference call with Elevate, Receiver and CS; Review, amend and sign letter to purchasers authorizing LCH to communicate on behalf of Receiver;	1.80	\$595.00	\$1,071.00
1/17/2025	BGELMAN	Review and approval of final HCRA complaint; Attend AGI team lien update meeting; Meeting with Terry Scott re finished carpentry contract and Elevate's proposed install date being outside of the closing date of March 31;	1.10	\$645.00	\$709.50
1/17/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/17/2025	SPITUCCI	Meeting with T. Scott and T. McElroy to review lien claimant submissions for Oakdale Drywall & Mendoza, along with discussions of overall progress of reviewing lien claims and concerns noted; Reviewed proof of claim submissions received from Arthur Aerial Lifts and Canadian Rental Centres	4.30	\$435.00	\$1,870.50
1/17/2025	TSCOTT	Receive / review email report from SRN forwarded by D DuPerrouzel (ECM) - conveying that occupancy can be granted provided that the work to remediate the leaks will presume and does not pose any life safety risks/hazards - respond with request for specificity from SRN as to water leaks in the sprinkler room - especially given the proximity of this electrical panel; Review of Lien Claims	6.10	\$525.00	\$3,202.50

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Summary meeting T McElroy, S Pitucci, B Gelman;
Receive / review requested site status report
prepared by Camcos (Jan 29, 2024); [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] Receive / review
request from J Selak (ECM) to forego Holdback
retainage Re Restoration Aid CCDC - forward
same to A Munoz (Camcos) for advice /
recommendations - advised CCDC not required
recommend expensed from DIV 1 - send forward
request / direction to J Selak (ECM); Receive /
review Memo # 59 - Mold Remediation -
Environmental Consultant Final Phase from J Selak
(ECM) - forward same to A Munoz (Camcos) for
advice / recommendations - advised to proceed -
send approval to J Selak; Telcon with D D'Angelo
(ODA) re deficiencies in documentation - follow-up
email requesting specific documentation /
information needed to evaluate claim; Receive /
review Ganiva Trim Carpentry Ltd - CCDC 17 from
A Giannaris - forward same to J Selak requesting
confirmation of schedule included in
contemplation of the project meeting the March
28th occupancy; Call Santiago Alfredo Mendoza
(Royal Welders) follow-up email requesting call
back to discuss identified deficiencies in the claim
submitted; Receive / review Memo 61 - Relocation
of Bollards from D DuPerrouzel (ECM) - forward
same to A Munoz (Camcos) for advice /
recommendations;

1/17/2025	TMCELROY	Finalize and send response to HCRA: Internal meeting with S. Pitucci and T. Scott re lien claims review and next steps re same; Call with counsel re liens affecting splitting the land parcel prior to occupancy;	2.90	\$595.00	\$1,725.50
1/18/2025	BGELMAN	Review and approval of December 31, 2024 bank reconciliation;	0.20	\$645.00	\$129.00
1/18/2025	TSCOTT	Receive / review from A Giannaris (ECM) Northland Paving CCDC 17 (Landscape Contract) Nov 22, 2024 for signature - identify same was previously signed by Bryan on November 13 and request confirmation for requirement of new CCDC;	1.00	\$525.00	\$525.00
1/18/2025	TMCELROY	Review of Insurance submission package prepared by insurance broker re converting policy to finished unit policy; Email to C. Baker re same; Finalize interim SRD; Finalize Receiver's affidavit;	2.10	\$595.00	\$1,249.50
1/19/2025	SPITUCCI	Reviewed proof of claim supporting documentation received from Leblon (post-receivership claim) and Eco Barriers, and noted deficiencies with information not provided in relation to the Lien Claims Process Order	5.00	\$435.00	\$2,175.00
1/20/2025	BGELMAN	Review and sign Affidavit of fees for Receiver's fourth report to Court; Sign trust cheques and review back up;	0.40	\$645.00	\$258.00
1/20/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50

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1/20/2025	DCHERNIAK	Assembled cheques;	0.50	\$300.00	\$150.00
1/20/2025	ICHEN	Preparing affidavit of fees to court in Syngrafii for Tom and Bryan to sign	0.20	\$350.00	\$70.00
1/20/2025	NMONKS	Opened, scanned and saved incoming mail - Canada Post	0.10	\$350.00	\$35.00
1/20/2025	SPITUCCI	Reviewed proof of claim supporting documentation received from Cooper Equipment Rentals and Stephenson's Rental, and noted deficiencies with information not provided in relation to the Lien Claims Process Order for each claimant	6.50	\$435.00	\$2,827.50
1/20/2025	TSCOTT	Receive / review invoices from F Sayers (Glynn) - send request for draft payment schedule to inform funding requirements for Feb 5 draw; Receive confirmation email from A Giannaris (ECM) landscaping CCDC was previously executed; Analyze Lien Claim submissions for accuracy/completeness; Receive initial analysis of Leblon pre-Receiver Lien claim from S Pitucci; Receive email query from C Belsito (Counsel) for JCL and Ontario Trucking lien claims, follow-up telcon with same - advise context of pre-Receiver claims; Receive / review Memo # 58 - Underground Garage Security from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations - advised to proceed - send approval to J Selak; Receive / review Memo #5 - Approval for Marketing Materials from R Debergh (LCH) - forward same to A Munoz (Camcos) for advice / recommendations; Telcon Santiago Alfredo Mendoza (Royal Welders) re deficiencies in PoC submissions and discuss missing documents - follow-up email to same requesting submissions of missing/deficient documents; Receive / collate Alectra bills (x 17) and water bill - produce cheque requisition for payment; Receive / review Memo #6 - Digital advertising from R Debergh (LCH) - forward same to A Munoz (Camcos) for advice / recommendations; Receive / review SRR#9 deficiency report from MV Shore);	5.90	\$525.00	\$3,097.50
1/20/2025	TMCELROY	Discuss status of various lien settlement negotiations with T. Scott; Call with R. Shah and T. Fiore re pre-receivership sales process re Fourth Report; Call with counsel re matters related to lien and vesting parcels of subdivided land; Review of solicitors accounts; Review and sign several estate trust cheques; Review of MV Shore (engineer) mechanical and electrical reports;	2.10	\$595.00	\$1,249.50
1/21/2025	BGELMAN	Attend lien claim meeting with Receiver's counsel; Review of summary update provided by T. McElroy;	0.70	\$645.00	\$451.50
1/21/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
1/21/2025	SPITUCCI	Reviewed proof of claim supporting documentation received from EDG Cor Inc. and Rama Ideal Construction, and noted deficiencies with information not provided in relation to the Lien Claims Process Order for each claimant; Meeting	4.00	\$435.00	\$1,740.00

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1/21/2025	TSCOTT	with AGI and legal counsel to discuss status update and matters where legal advice required on specific lien claimants Re: Memo 61 - Relocation of Bollards, receive advice from A Munoz (Camcos) to proceed - send same to D DuPerrouzel (ECM); Re: Memo # 58 - Underground Garage Security, receive advice from A Munoz (Camcos) to proceed - send same to J Selak (ECM); Receive / review SRR#7 deficiency report from MV Shore); Send MV Shore's SSR#7 & # 9 deficiency report to A Munoz (Camcos) for review, advice and recommendations; Forward marketing and Digital Ad Memo's (#5&6) to T Fiore (CS) for confirmation within scope and approval - subsequently receive accord from T Fiore and J Marriot - provide direction to R Debergh to proceed; Receive from GM Global Site Visit Report Nos. 197 to 219; Lien Claim co-ord conference R Shah, K Thavaraj (Counsel), S Pitucci, T McElroy, B Gelman; Follow-up minutes to K Thavaraj detailing deficiencies in Royal Welders claim; [REDACTED] [REDACTED] [REDACTED] Follow-up minutes to K Thavaraj detailing deficiencies in Lumber City claim; Receive / review Memo #62 - Block G East Wall (Lower and Main) - Non-Combustible Wall Remedial Work from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations - advised to proceed - send approval to J Selak; Send follow-up request to R Shah (Counsel) to confirm the validity / treatment of legal fees and interest Pre & Post Receivership date; Weekly advisory call with J Circosta (Camcos);	6.30	\$525.00	\$3,307.50
1/21/2025	TMCELROY	Prepare BIA interim Report per BIA s. 246; Conference call with Receiver and legal counsel re status of lien claims process and review specific lien documentation; Conference call with LCH, Loopstra Nixon, R. Shah and Receiver re process to separate parcels of land and other matters; Draft follow up email to LN, counsel and LCH; Review of T. Fiore sensitivity analysis re outcomes and shortfall to secured creditors; Email to T. Fiore re lien claim reserve;	4.30	\$595.00	\$2,558.50
1/22/2025	BGELMAN	Update meeting with Terry Scott re complaint to Ministry of Labour by trade;	0.20	\$645.00	\$129.00
1/22/2025	TSCOTT	Receive / review Memo #54 - HM Doors, HM Frames, Hardware Completion from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations - advised to proceed - send approval to J Selak; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), M & L Wywrot (LCH) - produce / distribute minutes of same; Travel to Site for monitoring visit; [REDACTED] [REDACTED] [REDACTED]	5.20	\$525.00	\$2,730.00

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1/22/2025	TMCELROY	Conference call with Elevate and Receiver; Debrief discussion with T. Scott;	0.90	\$595.00	\$535.50
1/23/2025	BGELMAN	Review of pro-forma sensitivity analysis provided by Cameron Stephens; Attend meeting with representatives of Cameron Stephens and Elevate / LCH;	1.50	\$645.00	\$967.50
1/23/2025	TSCOTT	Re: Memo #62 - Block G East Wall (Lower and Main) - Non-Combustible Wall Remedial Work, receive advice from A Munoz (Camcos) to proceed - send same to J Selak (ECM); Receive / review respond to request for deficient / incomplete PoC documentation from E Iellimo (Counsel for ODA) provide follow-up correspondence identifying incomplete/deficient information to same; Continue to analyze Lien Claim submissions for accuracy/completeness; Telcon C Belsito (Counsel for JCL and ON Trucking); Telcon D Desiato (Fammpa) Lien Claim Submission Review- discuss deficiencies in submission - request digital meeting to orient same with specific / granular challenges - agreed; Meeting J Marriot, T Fiore (CS), L & M Wywrot, J Selak (ECM), B Gelman, T McElroy;	4.90	\$525.00	\$2,572.50
1/23/2025	TMCELROY	Review and respond to correspondence from J. Circosta; Finalize and sign Receiver's interim report; Review and respond to correspondence from insurance consultant; Attend conference call with Elevate, LCH, CS and Receiver to discuss construction schedule, pro-forma budget and other matters;	1.80	\$595.00	\$1,071.00
1/24/2025	BGELMAN	Attend investor call with Cameron Stephens and their investors; Prepare for and attend HCRA meeting; debrief with AGI team;	1.80	\$645.00	\$1,161.00
1/24/2025	TSCOTT	Bi-weekly Lenders' meeting; Continue to analyze Lien Claim submissions for accuracy/completeness; Review response from E Iellimo (Counsel for ODA) provide follow-up correspondence identifying incomplete/deficient information to same; Telcon P Doucet (Glynn) re payment certificate requirements for Performance Windows specifically Supplementary Condition 13.4 (page 53 of the CCDC) Lien removal; Receive / review correspondence from J Frustaglio (Counsel for Royal Welders) responding to notification of Lien Claim deficiencies and request to provide documents/information "...some materials may not exists and were not required by the owner..." refer same to Schedule 1 of the Court Order; Attend HCRA meeting; Monitor bi-weekly marketing/sales meeting; Receive / review revised Memo # 58 - Underground Garage Security from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations - advised to proceed - send approval to J Selak; Receive / review from J Selak (ECM) request to issue PO for Memo #54 - HM Doors, HM Frames, Hardware Completion - forward to A Munoz (Camcos) requesting recommendation	6.10	\$525.00	\$3,202.50

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		for possible approach excluding PO (CO or CCDC or other) - receive advice from same - request J Selak provide contemplated form of PO for Receiver to review; Telcon with E Iellimo (Oakdale Counsel) discussing missing documents in PoC submission - follow-up email documenting conversation; Collate produce cheque requisition to pay Alectra utilities; [REDACTED];			
1/24/2025	TMCELROY	Conference call with CS, Lending group, Elevate and Receiver; Meeting with Receiver, insurance broker and insurance consultant re renewal of policies; Meeting with Receiver and HCRA; Draft email to CS and Elevate re meeting with HCRA; Discuss various construction matters and lien claim settlement matters with T. Scott; Correspondence from F. Seyars re updated budget; Review of updated budget; Review of correspondence from M. Juranka re roof assembly notice; Send Receiver's Interim Report to Mr. Wang;	4.30	\$595.00	\$2,558.50
1/25/2025	SPITUCCI	Review proof of claim submission from the claimant Rama Ideal Construction as part of lien claims process, including review of statement of account, invoices and purchase orders	2.70	\$435.00	\$1,174.50
1/25/2025	TMCELROY	Review and sign estate trust cheque;	0.10	\$595.00	\$59.50
1/26/2025	SPITUCCI	Reviewed proof of claim submission received from Lumber City as part of lien claims process, including statement of account and invoices	3.30	\$435.00	\$1,435.50
1/27/2025	BGELMAN	Review of email pertaining to Stat Dec for freehold deposits;	0.20	\$645.00	\$129.00
1/27/2025	SPITUCCI	Continued review of proof of claim submission received from Lumber City as part of lien claims process, including statement of account and invoices	3.80	\$435.00	\$1,653.00
1/27/2025	TSCOTT	Lien Claim meeting D Desiato (Fammpa) - follow up email requesting the provision of the missing documents discussed; Receive/review; Receive / review Memo #64 - Mold Remediation GHI Basements from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations - advised to proceed - send approval to J Selak; Telcon F Sayers (Glynn) re Feb draw forecast / funding; Receive / review Memo #65 - EIFS Scaffold from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations;; [REDACTED] [REDACTED] [REDACTED] [REDACTED] Prepare February 5 draw funding request and send to A Isaacs (CS) for action; Receive notice from R Shah (Counsel) Lumber City rejects settlement offer; Receive/review Memo 63 - Egress Windows from D DuPerrouzel (ECM) - forward same to A Munoz for advice / recommendations; Send request to C Homuth (TRH) to include/correct email addresses of Camcos advisors; Receive email from	5.20	\$525.00	\$2,730.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
250 Ferrand Drive, Suite 403
Toronto, ON

INVOICE

Invoice Date: Feb 20, 2025
Invoice Num: 1092
Billing Through: Jan 31, 2025
File ID: JEFFERSONPROPERTIES

		L Wywrot (LCH) re Invoice from DaTom - request ECM verify work performed and confirm if there any deliverables required from this vendor; [REDACTED] [REDACTED]			
1/27/2025	TMCELROY	Discuss various matters related to lien settlements with T. Scott; Email to counsel (Reg T.) re further correspondence to purchasers;	0.50	\$595.00	\$297.50
1/28/2025	BGELMAN	Call with Tom McElroy re amending agreements; Review of draft notice of evaluation document for lien claim process; [REDACTED] [REDACTED]	0.50	\$645.00	\$322.50
1/28/2025	SPITUCCI	Reviewed proof of claim submission received from PC Caulking as part of lien claims process, including support for labour invoices and payments, and material invoices and payments; 0.5 hr meeting with legal counsel to provide status update on concern with lien claim submissions	4.80	\$435.00	\$2,088.00
1/28/2025	TSCOTT	Receive advice from A Munoz (Camcos) to proceed with Memo 63 - Egress Windows - send same direction to D DuPerrouzel (ECM); Lien Claims legal review R Shah, K Thavaraj (Counsel), S Pitucci and T McElroy; Review follow-up documentation/submissions, Receive / review from J Selak (ECM) request to approve Disano invoice for the provision of Sprinkler and Standpipe drawings required to meet requirements for sprinkler inspection and issuing a final letter for occupancy - forward same to F Sayers (Glynn) for processing; Receive from J Selak (ECM) proposed PO for the purchase of materials forward same to R Shah (Counsel) for advice / recommendations for utilizing this form and any T's & C's required for context of Receivership; Re Memo #65 - EIFS Scaffold receive from A Munoz (Camcos) advice to proceed - send approval to J Selak (ECM); Receive / review response from E Iellimo (Oakdale Counsel) for missing documents in PoC submission, follow-up telcon meeting with same and D Presta (Bianchi Presta) to discuss / request additional documentation send email follow-up to same; Receive spray foam daily worksheets from prior trade required for permitting - forward same to D DuPerrouzel (ECM); [REDACTED] [REDACTED] Receive / review response from J Trasvina (Suthlaw) related to request for additional documentation deficient in oC - forward same to K Thavaraj (Counsel) for action; Receive / review revised Ganiva Trim Carpentry Ltd - CCDC 17 from A Giannaris and send request to same that contract includes the installation of the Door and / or Hardware being procured from City Wide; Weekly coord conference J Circosta (Camcos); Receive / review Suncorp Insurance Appraisal Report and Invoice - forward same to F Sayers (Glynn);	6.90	\$525.00	\$3,622.50

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1/28/2025	TMCELROY	Discuss legal counsel send notices to purchasers re amending agreement with B. Gelman; Email to counsel re same; Meeting with K. Thavaraj, T. Scott, R. Shah and S. Pitucci to review lien claims and other legal matters related to liens; Prepare form of notice of evaluation; Review of letter from counsel to Royal Welders; Discuss various matter with T. Scott re lien process;	3.90	\$595.00	\$2,320.50
1/29/2025	BRHODES	December HST preparation;	0.70	\$400.00	\$280.00
1/29/2025	BGELMAN	Email to E. Koshier from Segal LLP; Review and approval of CCDC 17 for Ganiva Trim;	0.20	\$645.00	\$129.00
1/29/2025	SPITUCCI	Continued review of proof of claim submission received from PC Caulking as part of lien claims process, including support for labour invoices and payments, and material invoices and payments; Reviewed proof of claim submission received from Rafat General Contractor, including statement of claim, agreement & supporting invoices	5.50	\$435.00	\$2,392.50
1/29/2025	TSCOTT	Receive / review Memo #66 - Underground Garage Cleaning from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations - advised to proceed - send approval to J Selak; Receive / review Memo #68 - Suite Entry Hardware (Smart Lock + Lever Set) from J Selak (ECM) - forward same to A Munoz (Camcos) for advice / recommendations - advised to proceed - send approval to J Selak; Follow-up with internal accountant re HST reporting; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L Wywrot (LCH) - produce / distribute minutes of same; Call M Bajaj (MV Shore) discussed support at project and challenges related to myriad deficiencies and compressed timeline compared to routine project management requesting expedited support and confirm no commercial challenges are impeding support; Receive / review query from F Sayers (Glynn) re: mould abatement works and activity status / outcome - forward same to J Selak (ECM) for response / report; Receive / review follow-up email from M Bajaj (MV Shore) re 34-gal tank query from ECM; Receive / review follow-up email from M Bajaj (MV Shore) re Wyse sub-metering query from ECM; Receive / review December 2024 Invoice submitted by A Della Rossa (SRN) provide same with updated distribution list for these communications - forward same to F Sayers (Glynn) for inclusion in the Feb 5 draw; Receive Jefferson Towns - CCDC 17 - Ganiva Trim from A Giannaris review and submit for signature to B Gelman; Receive / review email from D DuPerrouzel confirming spray foam trade's refusal to provide daily Worksheet records - follow-up email to Fernando (Northstar Insulation) providing Appointment Order and outlining legal obligation to comply - Receive Fernando's contact number from ECM and call to provide context to above	6.30	\$525.00	\$3,307.50

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		described challenge - follow-up email to direct ECM to send email to Fernando specifying required documents as requested by Fernando; Receive call from Fernando (Northstar) confirming he will be providing requested documents; Meeting with R Shah (Counsel) and T McElroy, Form of PO, lien Claim settlement progress, action/approach trades withholding documents required for permitting;			
1/29/2025	TMCELROY	Discuss retaining external accountant with B. Gelman; Meeting with Elevate, LCH and Receiver; Review and confirm list of Disclaimed APSs prepared by Tarion; Review of draft form of statutory declaration prepare by Tarion; Discuss same with B. Gelman; Email to counsel re same; Review of form of PO supplementary terms and conditions and discuss same with T. Scott; Call with counsel and T. Scott to discuss terms and conditions to POs to be issued by Receiver; Review of weekly Site Observation Report;	3.40	\$595.00	\$2,023.00
1/30/2025	BGELMAN	Attend call with Elliot Kosher re partnership returns and other accounting; Attend call with Jerry Marriott and Elevate / LCH for weekly update meeting; Review of notice of proposal from Tarion for all units;	1.20	\$645.00	\$774.00
1/30/2025	SPITUCCI	Reviewed proof of claim submissions received from Rafat General Contractor and Direct Underground, including statement of claims, agreements & supporting invoices	3.50	\$435.00	\$1,522.50
1/30/2025	TSCOTT	Re: Memo #67 - Fire Shutters GHI, review email response from A Munoz (Camcos) related to potential permit changes required - telcon with J Circosta with advice on approach to manage risks related to compressed completion schedule - follow-up email to J Selak (ECM) sharing potential challenges and considered courses open is/as required; Review HST filing, submit for action; Continue to analyze Lien Claim submissions for accuracy/completeness; Review JCL & ON Trucking Lien submissions (same Legal Counsel) - [REDACTED] [REDACTED] [REDACTED] [REDACTED] Review form of Purchase Order from R Shah (Counsel) amend details as advised to complete - forward to J Selak (ECM) for action; E Kosher (Segal), T McElroy, B Gelman, re compliance accounting / reporting; [REDACTED] [REDACTED] [REDACTED] Receive / review email from D Desiato (Fammpa) in response to request for additional information / documentation deficient in Claim submission - response to same that documentation remains deficient and ask for confirmation that they will not be submitting requested documents; Telcon F Sayers (Glynn) seeking payment / billing history for Fammpa and it's sub-trade Alpha - receive	6.20	\$525.00	\$3,255.00

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1/31/2025	TMCELROY	Internal meeting with T. Scott and S. Pitucci re lien claims review; Conference call with insurance broker and insurance consultant re renewal of Freehold policy; Instructions to D. Cherniak re banking matters; Prepare Receiver's Certificate; Review of Tarion Proposal letters for POTLs and Condo units;	4.80	\$595.00	\$2,856.00
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Total Fees:

\$143,479.00

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INVOICE

Invoice Date: Feb 20, 2025
Invoice Num: 1092
Billing Through: Jan 31, 2025
File ID: JEFFERSONPROPERTIES

HST/GST: \$18,652.27

Summary by Staff:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Borden Rhodes	0.70	\$400.00	\$280.00
Bryan A Gelman	14.30	\$645.00	\$9,220.50
Dan Woo	1.30	\$615.00	\$799.50
Daphna Cherniak	0.50	\$300.00	\$150.00
Ivy Chen	0.20	\$350.00	\$70.00
Nicole Monks	1.00	\$350.00	\$350.00
Robert Bubnic	0.10	\$350.00	\$35.00
Steven Pitucci	86.40	\$435.00	\$37,584.00
Terry Scott	118.60	\$525.00	\$62,265.00
Tom McElroy	55.00	\$595.00	\$32,725.00

Disbursements:

Non-Taxable Disbursements

PHOTOCOPIES:	\$2.00
POSTAGE:	\$10.32
TRAVEL:	\$89.60

Taxable Disbursements

OTHER MISC.:	\$220.00
PHOTOCOPIES:	\$1.00
POSTAGE:	\$590.94
SEARCH FEES:	\$51.01

Total Expenses: \$964.87

HST/GST: \$112.19

Amount Due This Invoice: **\$163,208.33**

Invoice Summary:

TOTAL FEES AND DISBURSEMENTS:	\$144,331.68
TOTAL HST/GST:	\$18,764.46
TOTAL AMOUNT DUE:	\$163,208.33

This invoice is due on 2025-03-22



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HST Registration # 83741 9514 RT0001



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INVOICE

Invoice Date: Mar 1, 2025

Invoice Num: 4158

Billing Through: Feb 28, 2025

File ID: JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
250 Ferrand Drive, Suite 403
Toronto, ON

INVOICE

Invoice Date: Mar 1, 2025
Invoice Num: 4158
Billing Through: Feb 28, 2025
File ID: JEFFERSONPROPERTIES

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
2/1/2025	SPITUCCI	Added Fammpa invoice summaries from ones provided by cost consultant to analysis sheets for lien claims review	0.40	\$435.00	\$174.00
2/2/2025	DWOO	Jan 31/25: review multiple correspondence and updates;	0.10	\$615.00	\$61.50
2/2/2025	TMCELROY	Review and sign estate trust cheque; Review of Ideal Developments Statement of Defense;	0.40	\$595.00	\$238.00
2/3/2025	BRHODES	January 2025 HST preparation	0.50	\$400.00	\$200.00
2/3/2025	SPITUCCI	Prepared Notice of Evaluation for lien claimant Rafat; Reviewed with T. Scott and T. McElroy lien claim submissions received from Maven, Wyecroft, Direct Underground, Dillon Bros., and Metro Air; Added Fammpa invoice summaries from ones provided by cost consultant to analysis sheet for lien claims review	4.60	\$435.00	\$2,001.00
2/3/2025	TSCOTT	Telcon P Doucet (Glynn) discuss deficient applications for payment and lack of qualification for Payment Certificate; Review Lien Claim analysis of Rama, send email request to M Cooper (Counsel) for deficient information related to 8 invoices identified in statement of account but not provided as well as back-up documentation for 3 invoices submitted; Receive/review edited MoS from Eco Barriers seeking exclusion of requirement to warranty work of others, submit to T McElroy – recommending acceptance; Receive/receive request for mutual release of obligations APS from purchaser's counsel – send same to T Fiore (CS) to confirm response; Review Lien Claim analysis of Wyecroft, send email request to Suthlaw (Counsel) for deficient information related "Statement of Account" as required in Schedule 1 of the lien claim process; Site visit, meet with A Munoz and E Leyer - Sire Superintendent (Camcos) review Underground works/deficiencies; Internal meeting with S Pitucci and T McElroy – Liens claims analyses/evaluations; [REDACTED] [REDACTED] [REDACTED] Telcon with R Calderwood (Counsel PC Caulking) – discuss deficiencies in Lien claim submissions and approach for potential settlement – follow-up email; Receive/review HST filing from B Rhodes – approve for submission; Receive/review email from P Doucet (Glynn) and M Chevrier (ECM) related to deficient payment applications for vendors/suppliers not qualifying for payment certificates – send confirmation of compliance requirements to M Chevrier and gaps needed to fulfill;	7.40	\$525.00	\$3,885.00

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2/3/2025	TMCELROY	Review and consider counsel comments re form of statutory declaration re disclaimed agreement requested by Tarion; Lien claim review meeting with T. Scott and S. Pitucci; Emails to/from counsel re various matters; Emails to/from CS and Elevate re Tarion security requirements; Discuss various construction related matters with T. Scott; Email to HCRA rep.; Email to/from counsel re parcel registers for POTLs;	3.90	\$595.00	\$2,320.50
2/4/2025	BGELMAN	Attend call with counsel to discuss ongoing lien claim matters; attend call with E. Kosher and Michael Cipriani at Segal LLP re accounting; Review and sign Andyn Change order;	1.70	\$645.00	\$1,096.50
2/4/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2/4/2025	DCHERNIAK	Prepared draw cheques;	2.00	\$300.00	\$600.00
2/4/2025	SPITUCCI	Reviewed with T. Scott and T. McElroy lien claims submitted by Metro Air, Matthew Merla, and Hera Services; Status update with legal counsel on each claimant's submission reviewed to-date; Prepared and sent over documents for legal counsel to review if Rafat lien was properly perfected and allowable legal fees; Reviewed proof of lien claims submitted by claimants OnePlus Garage Doors and PDEK Global Services Management Consulting	7.60	\$435.00	\$3,306.00
2/4/2025	TSCOTT	Receive/review correspondence from Richard Serra (SRN) confirming fire shutters are an acceptable method for protecting an opening from a code compliance perspective, a permit revision will not be required; Review of claimant's response to request for deficiencies in Royal Welder PoC submissions and detailed response to incomplete resubmissions from same through K Thavaraj (Counsel); Receive Monthly draw payment report from F Sayers (Glynn) – produce cheques requisition for same; Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; Telcon L Bonomini (CRA) seeking information on Income Tax filing history of JPLP & 2011836 Ltd; Receive updated MoS for Eco barriers – send same to I Giannantonio for action; Receive / review revised Downsview HVAC - Change Order #2 from A Giannaris – forward same to A Munoz (Camcos) – subsequently direct ECM to proceed; Meeting with external accountants in anticipation of statutory tax filings E Kosher, M Cipriani (Segal), B Gelman, T McElroy; Send request to F Souza (Maven Counsel) for deficient information identified in PoC Submissions; In preparation for MoS, send Invoice histories of JCL and Ontario Trucking to J Selak (ECM) to confirm if any warranties of supporting documentation related to services provided are required to complete permitting; Receive / review revised Memo #69 - Fire Alarm and Life Safety Integration	8.20	\$525.00	\$4,305.00

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Testing from J Selak – forward same to A Munoz (Camcos) – receive advice from Camcos to confirm why 3rd party is being sourced since this activity is ordinarily performed by the Electrician and the sprinkler installer trades. Telcon with J Selak to discuss same - follow-up request; Receive / review revised Campoli - Change Order #2 from A Giannaris – forward same to A Munoz (Camcos) – Camcos advises that CO reflects work that is normally included in trade scope – follow-up telcon with A Giannaris that the CO#2 scope was omitted from original CCDC. Subsequently direct ECM to proceed; Review analysis of EDG Core Lien Claim – send Settlement offer instructions via email to R Shah (Counsel); Review deficiency in Performance Windows' Payment Certificate – send notice to PW – payment certificate not issued because the payment certifier needs evidence that Lien is removed / deleted; Review Analysis of PoC submission by Stephenson's Rental Service Inc.- send email to Suthlaw seeking deficient documentation/information; Review Andyn CO#1 - Block G Combustible Wall submitted by ECM for signature – notify B Gelman to sign; Review Campoli CO#2 submitted by ECM for signature – notify B Gelman to sign; Weekly coord conference J Circosta (Camcos);

2/4/2025	TMCELROY	Internal meeting with T. Scott and S. Pitucci re lien claims review analysis; Meeting with Receiver and counsel to discuss various and numerous lien claims and matters/issues related to same; Review of counsel suggested changes to Eco Barrier minutes of settlement; Call with external accountant re filing requirements for JPLP and 201Co.; Review of Glynn Group projected budget and progress report no. 8; Review of all payment certificates issued by Glynn re February 5 draw payments; Review and sign February 5 draw estate trust cheques;	6.90	\$595.00	\$4,105.50
2/5/2025	BGELMAN	Review and sign all January 2024 draw cheques; Review and sign Campoli Change Order; Review of updated budget provided by Glynn Group; Review and sign downsviue HVAC contract; call with Jerry Marriott re budget;	1.10	\$645.00	\$709.50
2/5/2025	TSCOTT	Review draft submission for Royal Welder prepared by K Thavaraj (Counsel) and confirm statutory declarations signed by other as well as response deadline; Receive/review additional submission from Leblon's counsel – send same for internal analysis; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L Wywrot (LCH) – produce / distribute minutes of same; Review Analysis of PoC submission by ILF Enterprises - send email to J Sobczyk (counsel)	7.30	\$525.00	\$3,832.50

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seeking deficient documentation/information;
Review Analysis of PoC submission by Dillion Bros
Roofing - send email to J Sobczyk (counsel) seeking
deficient documentation/information; Review
Analysis of PoC submission by Hera Services - send
email to J Sobczyk (counsel) seeking deficient
documentation/information; Review Analysis of
PoC submission by Hard Core Drilling - send email
to J Sobczyk (counsel) seeking deficient
documentation/information; Review Analysis of
PoC submission by Metro Air - send email to J
Sobczyk (counsel) seeking deficient
documentation/information; Meeting with F Sayers
and P Doucet (Glynn) re deficient information
submitted for Restoration Aid and irregular
documentation submitted by EZ Pro that precludes
issuing Payment Certificate including asymmetric
insurance, WSIB and HST information; Telcon J Selak
re deficiencies in payment submissions by
Restoration Aid and EZ Pro;

2/5/2025	TMCELROY	Discuss various construction related matters with T. Scott; Conference call with Elevate, LCH and Receiver; Review correspondence to/from lien claimants; Review correspondence between Elevate, Receiver and Camcos; Discuss Glynn Group budget with B. Gelman;	2.70	\$595.00	\$1,606.50
2/6/2025	BGELMAN	Call with Tom McElroy re review of budget; Review and sign eco barriers minutes of settlement; [REDACTED]	0.70	\$645.00	\$451.50
2/6/2025	TSCOTT	[REDACTED] Site visit; Receive/review PO for Citywide with added \$13,632 for Memo #68 (suite entry handles) from J selak (ECM) - forward same to A Munoz (Camco) for advice / recommendations; Review revised Receiver's PO Form from R Shah - add revision 001 nomenclature provide ECM with updated copy; Receive executed MoS from Eco Barriers - produce cheque requisition for same; Produce comprehensive description of the deficiencies/irregularities identified in EZ Pro's documentation and send via email to J Selak; Meeting RE: vacant Insurance coverage for townhomes C Baker (Westland), T Goundrova, A Thakar (Purves), M Wywrot (LCH), T McElroy; Receive from J Selak (ECM) report from consultants related to protocols for Fire Protection and Life Safety Systems Integration Testing (Memo 69) - request ECM proceed with their recommended approach in Memo 69; Receive additional documentation from Oakdale - submit same for internal review; Receive additional documentation from Rama - submit same for internal review; Meeting J Marriot, T Fiore (CS), L Wywrot, J Selak (ECM), B Gelman, T McElroy; Meeting with J Selak, L	7.40	\$525.00	\$3,885.00

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& M Wywrot – review deficiencies/irregularities identified in EZ Pro's documentation and discuss approached to resolution;

2/6/2025	TMCELROY	Email to counsel re purchasers legal counsel letter; Email to CS and LCH re same; File update call with B. Gelman; Call with T. Scott and F. Sayers re Glynn Report no. 8; Email to Elevate re status of Div I expenses; Emails from Elevate re budget and construction schedule; Discuss same with T. Scott and B. Gelman; Meeting with CS, Elevate, Glynn Group and Receiver's counsel; Review and sign estate trust cheque; Conference call with Elevate and Receiver re deficient documentation provided for general labour; Correspondence from insurance consultant (C. Baker) re M. Wywrot request to seek alternative insurance;	3.80	\$595.00	\$2,261.00
2/7/2025	TSCOTT	Bi-weekly Lenders' meeting; Receive email from F Souza (Counsel for Maven) seeking clarification on request for deficient/additional documentation/information – provide same; Follow-up email to J Selak re ON Truck and JCL deliverables, warrantees, material certificates or other information required from these vendors/trades to meet Permitting, Code or Tarion Certifications – subsequently receive response that none are required – notify same to R Shah (Counsel) related to MoS, Ts & Cs; Review response from MV Shore re additional information sought to resolve sub-metering agreement gaps – send email request to M Wywrot (LCH) seeking additional information to close gaps/deficiencies sought identified by Loopstra and share LCH's recommended response; Receive incomplete response from D Desiato (Fammpa) to Receiver's request for deficient information submitted for Lien Claim – respond to same requesting confirmation if deficient materials is forthcoming; Receive request for deadline extension for Stephenson's deficient documentation from J Janmohamed (counsel) send affirmative response contingent with 3 week NOE extension; Receive request for deadline extension for Royal welder's deficient documentation from J Janmohamed (counsel) send affirmative response contingent with 3 week NOE extension; Telcon with R Salim (Rafat) follow-up request for deficient materials in PoC submission; Receive additional documentation from Core – submit same for internal review; JPLP Construction schedule meeting S Cosmin, G Waddington (HT), J Circosta (Camcos), J Marriot, T Fiore (CS), T McElroy; Monitor LCH Marketing and Sales meeting;	6.80	\$525.00	\$3,570.00
2/7/2025	TMCELROY	Email to counsel re Berkley security; Email to CS re	5.40	\$595.00	\$3,213.00

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		Tarion NOPs; Email to counsel re EcoBarriers settlement; Further review of Tarion NOPs and assemble necessary information to respond; Conference call with Receiver, Elevate, CS and lending group; Update lien summary re status of settlements as per S. Cosmin request; Conference call with Serge Cosmin, T. Fiore, J. Marriott, J. Circosta and T. Scott; Draft email to Tarion re NOPs; Discuss various lien claims and settlement proposals with T. Scott; Discuss various construction related matters with T. Scott;			
2/10/2025	BGELMAN	Fullsome update meeting with Terry Scott re budget meeting with Glynn Group and Cameron Stephens and construction status/timeline;	0.50	\$645.00	\$322.50
2/10/2025	SPITUCCI	Review responses from legal counsel representing Core Constructors RE: support for additional information requested by the Receiver and performed markups to their cover sheet addressing concerns to T. Scott and T. McElroy; Meeting with T. McElroy and T. Scott to discuss updates on lien claim reviews and Notices of Evaluation to proceed with	4.00	\$435.00	\$1,740.00
2/10/2025	TSCOTT	Meeting to discuss the expanded security required in Tarion's NOP, S Keddy, J MacLellan & P Martin (Berkeley) T Fiore (CS), R Shah (Counsel) R Theriault (Loopstra) and T McElroy; Lien Claim comprehensive file review, T McElroy, S Pitucci; Receive confirmation from J Selak (ECM) that there are no additional documents or other deliverables needed from JCL & ON Trucking – [REDACTED] [REDACTED] [REDACTED] [REDACTED] Receive/ review additional documents requested from J Janmohamed (Counsel for Wycroft) – forward same to S Pitucci for analysis; Telcon F Souza (Counsel for Maven and Direct Underground) discuss/clarify additional documents/information previous request for Maven and deficiencies in documentations provide with Direct Underground PoC – follow-up same with email; Meeting with M Juranka and R Theriault (Loopstra) T McElroy re purchaser Suite 112 refund request; Receive / review Henry Rotberg CO #03 - Additional Lintel Supply from J Selak (ECM) – forward same to A Munoz (Camco) for advice / recommendations – receive recommendation to proceed from A Munoz (Camcos) - subsequently send same via email to J Selak; Receive/ review additional documents requested from J Janmohamed (Counsel for Stephenson's) – forward same to S Pitucci for analysis;	6.40	\$525.00	\$3,360.00
2/10/2025	TMCELROY	Email to secured creditor counsel (W. Greenspoon); Email to counsel re Berkley meeting;	4.90	\$595.00	\$2,915.50

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		Conference call with Berkley counsel, Receiver, Receiver's counsel and CS re Taron NOPs; Internal meeting with T. Scott and S. Pitucci re review of lien claims and supporting documents; Prepare summary of status of each lien claim; Call with Reg T. and T. Scott re purchase counsel alleging breach of APS; Review and approve solicitors accounts; Instructions to D. Cherniak re banking matters; Correspondence from M. Juranka (LN) re Taron NOPs; Review and sign estate trust cheque; Review of memo prepared by M. Wywrot re EZ contracting accounts; Review of update email from J. Marriott;			
2/11/2025	BGELMAN	Update from Terry Scott re EZ contractor and non-certification of payment; Review of EZ Contracting Pro memo; Review of lien claim update memo prepared by T. McElroy; Review and sign HRS change order 3;	0.70	\$645.00	\$451.50
2/11/2025	RBUBNIC	Prepared bank reconciliation for January 2025.	0.10	\$350.00	\$35.00
2/11/2025	SPITUCCI	Continued reviewing responses from legal counsel representing Core Constructors RE: support for additional information requested by the Receiver and performed markups to their cover sheet, along with reviewing supporting documentation provided; Participated in status update call with AGI's legal counsel RE: the liens claims process; Prepared a detailed summary of information provided by all Claimants for legal counsel to assist with determining whether the liens were perfected, along with the allowance/disallowance of legal fees claimed for the purposes of the Notice of Evaluation	10.20	\$435.00	\$4,437.00
2/11/2025	TSCOTT	Receive/ review additional documents requested from E Iellimo (Counsel for ODA) – submit same for internal analysis; Telcon E Iellimo and D Presta (Counsel for ODA); Receive/review Memo#70 - EZ Contracting Pro regarding request for approval of special payment for this trade – defer to T Fiore & J Marriott (CS) for approval – subsequently receive approval from both – send same to P Doucet (Glynn) to produce Payment Certificate; Send email request to W Rueger (CRA) seeking information related to any prior filings by JPLP / 2011836 Ontario Corp (T1s, T2s, NOAs or other information related to directors, shareholders, or partnership entities) – Subsequent call from same providing details related to JPLP and 2011836 Ontario Corp; Receive/review HRS CO#3 submit to B Gelman for signature; Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; Receive/ review additional documents requested from R Calderwood (Counsel for PC Caulking) – submit same for internal analysis;	5.90	\$525.00	\$3,097.50

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[REDACTED]
[REDACTED] – provide response to same reiterating amount of offer (unchanged) as well as additional documents previously requested;
[REDACTED]
[REDACTED] Send follow-up email to T Fiore (CS) seeking the unit X unit / day X day finishing schedule requested by lenders last Friday; Receive/review email from Erico (LCH) seeking payment for pre Receiver invoices for Datom – send request to J Selak (ECM) to confirm that Datom is the only option to fulfill the requirement: "...to sign off on one of the items in Schedule G...."; Weekly coord conference J Circosta (Camcos); Meeting with W Greenspoon (counsel CS) T McElroy, B Gelman re Bankruptcy status of F Wang;

2/11/2025	TMCELROY	Meeting with Receiver and counsel to discuss and review lien claims; Correspondence from insurance consultant, lien claimants counsel, LCH and other; Discuss various construction related matters with T. Scott;	2.60	\$595.00	\$1,547.00
2/12/2025	SPITUCCI	Reviewed additional documentation submitted by lien claimant Oakdale Drywall in response to the Receiver's request; Prepared Notices of Evaluation for claimants OnePlus Garage Doors, PDEK, Municipal Home Signs, and MultiTech	5.10	\$435.00	\$2,218.50
2/12/2025	TSCOTT	Receive / review lien discharge doc from L Raponi (PW) submit same to K Thavaraj (Counsel) to search PINs to confirm the deletion was registered; Telcon with P Doucet (Glynn) seeking clarification related to Restoration Aid & OGEE supporting documentation to produce Payment Certificates – follow-up email to J Selak (ECM) to for same; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L Wywrot (LCH) – produce / distribute minutes of same; Receive / review query from G Stillo (SG) via ECM accounting seeking clarification/status of invoice payments – research same and confirm/ follow-up email to SG and ECM; Receive Payment Cert for Memo 70 (EZ) - produce cheque req for same; Receive request from purchaser through M Juranka (LN) seeking add'l inducement for amended APS – forward same to M Wywrot (LCH) including request to produce summary table listing all sold units, APS / Market variance and O/S occ dates to empower lender decision-making; Notify T Fiore and J Marriot (CS) that there are purchasers responding to amended APS discounts seeking add'l inducements and exemplar of decision-making table provide to M Wywrot IAW lenders' request; Receive Payment Cert for ECM Div 1 - produce cheque req for same; Review/receive	5.70	\$525.00	\$2,992.50

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request from D Desiato (Fammpa) for indefinite extension to provide request deficient claim documentation – respond to same seeking confirmation date of submission; Collate/ produce cheque requisition to pay Alectra utilities (x 22) and RH Taxes (x2); Receive / review from D DuPerrouzel list of obsolete assets on site requesting removal – follow-up to same seeking greater detail on items (ser#/model/product codes, quantities, etcetera) to inform decision-making; [REDACTED]

[REDACTED] Receive / review request from J Janmohamed (Counsel for Royal welder seeking additional day to respond to request for add'l docs;

2/12/2025	TMCELROY	Correspondence from counsel (LN) re purchaser of unit 112 request to terminate APS; Email to L. Timmons (Tarion) re NOPs; Conference call with Receiver, Elevate and LCH; Review of payment certificate re EZ Contracting; Review and sign estate trust cheque; Discuss various construction related and lien matters with T. Scott; Emails to/from M. Wywrot; Final review of amending APS agreement; Comments to counsel re same; Review of property tax bills and comments to T. Scott re same;	2.10	\$595.00	\$1,249.50
2/13/2025	BGELMAN	Review of pro-forma summary and other information provided by Cameron Stephens; Call with Jerry Marriott re budget; Sign Northland Paving change order; Call with Elevate, LCH and AGI team re weekly team meeting; Signing of amending agreement;	0.90	\$645.00	\$580.50
2/13/2025	SPITUCCI	Cataloguing emails to AGI's LAN sent by and received from T. Scott from Nov 2024 to Feb 2025 RE: the liens claim process	4.50	\$435.00	\$1,957.50
2/13/2025	TSCOTT	Receive / review extension request from D Desiato (Fammpa) – respond to same acceptance to them submitting deficient materials by 5 PM February 19, 2025 on the condition that Fammpa agrees to provide the Receiver a further 4 weeks extension to deliver its NOE; Receive confirmation from K Thavaraj (counsel) PW lien is deleted, notify L Raponi (PW) Payment Certificate will be issued forthwith – send lien deletion verification to P Doucet (Glynn) and request expedited production of PC; Send email request to J Selak (ECM) seeking confirmation that trade responsible for damage to Underground overhead entry door/frame by other will be made good – subsequently receive confirmation that Marel will be back charged for damage (notify P Doucet of same); Receive request from A Grossi (Counsel for Lumber City) seeking extension to submit requested deficient	8.40	\$525.00	\$4,410.00

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materials – respond to agree to extension conditional on the Receiver has further 3 weeks to respond; Receive / review from D DuPerrouzel details of list of obsolete assets on site requesting removal – follow-up same directing to contact Sunbelt Rentals (markings on units indicate ownership) to confirm the 2 X Scissor lifts on-site are not owned by same; Provide T Fiore (CS) with correspondence that includes the BMO \$900K LC; Receive / review Northland Paving Ltd (Landscape) - Change Order #1 A Giannaris (ECM) – forward same to A Munoz (Camcos) – subsequently direct ECM to proceed; Submit to B Gelman for signature; Receive / review email from N Bielas (disclaimed POTL purchaser) notifying of new contact information and seeking Receiver's response to Tarion's alleged communication that they will not accept claims for deposits because the Receiver hasn't duly notified Tarion. Respond to same that we notified Tarion that the APS's of the POTLs were disclaimed and requested contact information of Tarion rep – follow-up from same c; Receive/review email query from M Chevrier (ECM) seeking clarification for 10% variance in payment vs invoice quantum for trade Memo#70 - EZ Contracting Pro – respond to same that cheque is symmetric with Payment Certificate that included 10% Holdback; Meeting J Marriot, T Fiore (CS), L & M Wywrot, J Selak (ECM), B Gelman, T McElroy; Meeting with J Selak, L & M Wywrot – seeking complete immediate payment for EZ Pro holdback, receive email from T Fiore (CS)M directing/approving immediate payment of HB. Telcon P Doucet seeking clarification for HB withheld, follow up email requesting payment certificate for the holdback; Response from same "Construction Act protocol applies with respect holdback for labour services" when "trade contractor has left the site for 60 days and provided the requisite documentation, the certificate to release holdback funds will be provided." – forward same to J Marriot, T Fiore (CS), L & M Wywrot, J Selak (ECM), T McElroy; Telcon with J Circosta (Camcos) advising T Fiore (CS) is requesting he provide a finishing schedule and seeking latest revision of ECM's schedule – send same via email;

2/13/2025	TMCELROY	Response to correspondence from J. Marriott re various budget matters; Review and sign estate trust cheque; Email to/from counsel re various matters; Discuss various construction related matters with T. Scott; Conference call with Receiver, Elevate, CS and LCH; Update several APS amending agreement and co-ordinate execution of same; Review of Notices of Evaluation prepared	3.70	\$595.00	\$2,201.50
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		by S. Pitucci re claims filed by MultiTech, Municipal Home Signs, OnePlus Garage Doors, PDEK and Safex;			
2/14/2025	SPITUCCI	Continued cataloguing emails to AGI's LAN sent by and received from T. Scott during Feb 2025 RE: the liens claim process; Call with T. Scott and T. McElroy to review status of lien claim reviews and concerns to address with AGI's legal counsel; Sent drafted Notices of Evaluation prepared to R. Shah for final review; Emailed R. Shah concerns identified by AGI with Core Constructors' lien claim submission and coordinating time to discuss the matter further	6.00	\$435.00	\$2,610.00
2/14/2025	TSCOTT	Weekly Lenders meeting (CS, HT, EQ, ECM/LCH, AGI); Send request to J Selak (ECM) requesting updated schedule shared at the lenders meeting; Lien Claims review meeting S Pitucci, T McElroy; Send request to D DuPerrouzel (ECM) seeking SOW and PO that previously provided by MultiTech – subsequently receive same and submit for internal analysis re LCP; Telcon T Fiore (CS) seeking clarification in the event of APS termination party responsible for funding return of deposits; [REDACTED] [REDACTED] [REDACTED] Subsequently receive opinion that surety provider is wholly responsible – forward same to T Fiore (CS); Meeting RE: vacant Insurance coverage for townhomes C Baker (Westland), T Goundrova, A Thakar (Purves), M Wywrot (LCH), T McElroy; Receive/review from G Erico (LCH) Memo #5 and #6 – forward same to A Munoz (Camcos) – subsequently direct LCH to proceed on Memo #5 and resend #6 levelled (Contained new and used equipment – used equipment asymmetric to requirements; [REDACTED] [REDACTED] [REDACTED] Receive request from F Sayer (Glynn) for updated finishing/occupancy/closing schedule, send last iteration received from ECM; Receive/review #8 Third Party Customer Care from M Wywrot (LCH) - forward same to A Munoz (Camcos) for advice/recommendations; Receive / review Memo #60R1 - Underground Garage Sprinklers Completion from J Selak (ECM) – forward same to A Munoz (Camco) for advice / recommendations;	7.80	\$525.00	\$4,095.00
2/14/2025	TMCELROY	Email from Tarion re QFE enrolment; Internal meeting with T. Scott and S. Pitucci re review of lien claims and preparation of NOEs; Conference call with insurance broker, insurance consultant and Receiver re renewal of policy;	4.20	\$595.00	\$2,499.00
2/16/2025	SPITUCCI	Liens claim process: Reviewed submissions of information from Claimants Wyecroft Trim & Doors	5.80	\$435.00	\$2,523.00

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		Group Inc. received on Feb 6 2025, Stephenson's Rental Services Inc. received on Feb 10 2025, and Mendoza, Santiago Alfredo received on Jan 28, 2025; Noted issues where Claimants found to be deficient with submissions to T. Scott			
2/16/2025	TMCELROY	Review of site observation report; Compare same to previous site observation report; Review of correspondence between counsel and purchasers re purchaser claim to material change in APS; Detailed review PDI bid leveling and memo prepared by M. Wywrot;	1.20	\$595.00	\$714.00
2/17/2025	SPITUCCI	Liens claim process: Reviewed submissions of information from Claimants Mendoza, Santiago Alfredo received on Jan 28, 2025 and Leblon Carpentry (Pre-Receivership Claim and Post-Receivership Claims separately filed) received on Feb 5 2025; Noted issues where Claimants found to be deficient with submissions to T. Scott	5.10	\$435.00	\$2,218.50
2/18/2025	BGELMAN	Attend lien claim update meeting at AGI staff;	0.40	\$645.00	\$258.00
2/18/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2/18/2025	SPITUCCI	Meeting with T. Scott and T. McElroy to review status of lien claims for all Claimants to-date	3.30	\$435.00	\$1,435.50
2/18/2025	TSCOTT	Receive / review from A Giannaris (ECM) RJC's official structural field review report confirming the LVL beam steel saddle installation works in Blocks GHI were completed as per the official design; Receive/review #8 Third Party Customer Care advice from A Munoz (Camcos) related to overlapping scope with DM and CM agreements – for same to M Wywrot (LCH) – for review; Lien Claims review meeting S Pitucci, T McElroy; Send request for additional materials to evaluate to Suthlaw re: Edg Cor; Receive/review additional materials from F Sousa (Counsel for Direct Underground) submit for internal review; Provide comprehensive correspondence to R Shah (counsel) seeking clarity on specific gaps/asymmetry related to Lien Claim Process submissions provided by (LEBLON); Receive/review Memo #60R1 - Underground Garage Sprinklers Completion advice from A Munoz (Camcos) – subsequently send approval for ECM to proceed; Receive/review additional materials from F Sousa (Counsel for Maven) - submit for internal review; Receive/review request from Suthlaw (Royal Welders) for extension to provide deficient materials Feb 28 – accept same subject to 5 week extension to deliver NOE; Receive/review additional materials from M Muscolino (Counsel for HCDC) - submit for internal review; Receive/review additional materials from M Muscolino (Counsel for HERA) - submit for internal review; Receive/review additional materials from M Muscolino (Counsel for ILF) - submit for internal review; Follow-up email to	7.90	\$525.00	\$4,147.50

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M Muscolino (Counsel for Metro Air) seeking update on expected delivery of requested deficient materials; Review draft Notice Regarding Purchase of Condominium provide by M Juranka, seek elimination of inaccurate phrase " ... no longer being certain (HVAC) rental agreements ..." to avoid potential confusion/frustration from purchasers who were not aware/did not enter into HVAC rental agreements; Send follow-up email to D DuPerrouzel related to ownership of Sunbelt Scissor lifts X 2; Retrieve requested BMO LC's (x2) from archive and provide to T Fiore (CS) S Cosmin (HT); Forward images of equipment and materials inked to prior Drywall trade to counsel for to determine interest in recovery from site;

2/18/2025	TMCELROY	Internal meeting with T. Scott and S. Pitucci re lien claims review; Review and consider correspondence from counsel re various matters;	3.60	\$595.00	\$2,142.00
2/19/2025	BGELMAN	Call with representatives of Cameron Stephens and Home Trust to discuss deposit insurance and bonding requirements; Review and sign Cooper Equipment settlement agreement;	0.40	\$645.00	\$258.00
2/19/2025	BGELMAN	Review and approval of bank reconciliation;	0.20	\$645.00	\$129.00
2/19/2025	SPITUCCI	Liens claim process: Reviewed CCDC contract and invoices submitted by Claimant Rama Ideal Construction Inc. in Feb 6 2025 submission; Meeting with AGI's legal counsel to discuss deliverables and updates; Parsed out documentation for R. Shah to review the validity of claims submitted by Core Constructors and P.C. Caulking	5.10	\$435.00	\$2,218.50
2/19/2025	TSCOTT	Receive / review Memo #71 - Mirrors, Wire Shelving, Closet Sliders, Shower Glass from A Giannaris (ECM) – forward same to A Munoz (Camcos) – receive recommendations from Camcos provide drawings detail to determine potential for cost savings contingent on standardization of design - subsequently direct ECM to proceed; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L Wywrot (LCH) – produce / distribute minutes of same; Receive/review request from M Muscolino (Counsel for Metro Air) for extension to provide deficient materials Feb 24 – accept same subject to 4 week extension to deliver NOE; Meeting T Fiore, J Marriot (CS), S Cosmin (HT) J Circosta (Camcos) - review unit/unit finishing schedule submitted by ECM; Submit additional documents provided by Presta Law (Leblon) for internal analysis; Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; Receive (Memo #48) - Floor Leveling CCDC from A Giannaris – follow-up with J Selak to confirm if a structural engineer was engaged to confirm that	7.40	\$525.00	\$3,885.00

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townhouses C and D can support the load of the topping; Receive response from counsel of prior Drywall trade that client will not be recovering any of the materials at this time; Send direction to S Mizrahi (CamAm) to arrange removal of the 2 pieces of abandoned lift equipment on site;

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] Meeting with F Sayers (Glynn), T Fiore (CS) to review budget alignment; JPLP APS Deposits meeting T Fiore, J Marriot (CS), S Cosmin (HT), R Shah (Counsel) T McElroy; Jefferson Occupancy Discussion R Theriault, M Juranka (Loopstra), H Lafluer and M Wywrot (LCH);

2/19/2025	TMCELROY	Conference call with Receiver, Elevate and LCH; Conference call with T. Fiore, J. Circosta and T. Scott re Elevate schedule; Conference call with Receiver and counsel to discuss and review lien claims and Receiver's Notices of Evaluation; Discuss various construction related matters with T. Scott; Review of hard cost budget and post construction completion budget prepared by J. Selak; Call with W. Rueger (CRA) re status of tax filings and other matters; Conference call with F. Sayers, T. Scott and T. Fiore re review of budget; Call with Serge C., Taylor Fiore, T. Scott, R. Shah and B. Gelman to discuss additional security required;	4.40	\$595.00	\$2,618.00
2/20/2025	BGELMAN	Review and sign Amending Agreement;	0.10	\$645.00	\$64.50
2/20/2025	SPITUCCI	Meeting with T. Scott and T. McElroy to reviewed status of lien claims; Prepared draft Notices of Evaluation for the Claimants Wyecroft Trim & Doors Group Inc. and Oakdale Drywall & Acoustics Inc.	3.00	\$435.00	\$1,305.00
2/20/2025	TSCOTT	Receive/review from R Shah draft email to Leblon's counsel – provide edit and request delivery; Lien Claims review meeting S Pitucci, T McElroy; [REDACTED] [REDACTED] [REDACTED] Send follow-up email to R Salim (Rafat) for provision of requested deficient materials/documentation; Receive/review update from R Shah (Counsel) re counsel to PC Caulking rejecting settlement offer – send acknowledgement confirming the NOE was completed this morning; Wyse agreement review R Theriault, (Loopstra), R Shah (Counsel) M Wywrot (LCH) and T McElroy; Collate and produce cheque req Alectra (x15), Enbridge (X7) and Restoration Aid; Receive/review request from J MacLellan (Berkeley Counsel) seeking a list of purchasers scheduled to occupy and expected fulfillment of APSs / exposure to deposits – for same to M Wywrot (LCH) to fulfil; Receive/review request from Suthlaw	7.50	\$525.00	\$3,937.50

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(Edg Cor) for extension to provide deficient materials Mar 7 – accept same subject to 6 week extension to deliver NOE; JPLP UPDATE AGI/ELEVATE/LCH/CS/Lenders meeting; Send request to Camcos to assist in responding to LCH's Memo# 8 related to scope overlap to DM agreement; Send request to R Serra (SRN) re: sprinkler room leaks occurring early January and before Blocks G and H were "watertight"- specifically behind the electrical panel in the sprinkler room – impact on occupancy permitting; request Receive/review Lien Claims Summary report from T McElroy; Review GFI (Floor Levelling) - CCDC Contract – submit to B Gelman for signature;

2/20/2025	TMCELROY	Review and respond to email from counsel re Berkley security; Internal meeting with S. Petucci and T. Scott re lien claims review and analysis; Review of APS amending agreement for Suite 201 and forward to B. Gelman for signature; Email to Tarion re occupancy; Emails to/from Elevate; Review of property tax interim bills and approve payment; Meeting with Receiver, Elevate, LCH, CS and lending group; Meeting with Elevate, Receiver and Receiver counsel re Wyse agreement; Review and sign Suncorp Valuations insurance appraisal engagement letter; Update lien claim summary and send to lending group; Email to S. Cosimu re BMO LOC requirements per Tarion NOP; Review of Restoration Aid payment certificate;	6.30	\$595.00	\$3,748.50
2/21/2025	BGELMAN	Review and sign CCDC contract; Approve trust cheques; Review of pro-forma analysis provided by Cameron Stephens; Review and sign stat dec re tarion deposit;	0.60	\$645.00	\$387.00
2/21/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2/21/2025	TSCOTT	Lenders meeting; Send request to (Counsel – Ideal Plumbing) to provide SOV in excel format; Re: Canadian Rental Centre, Arthur Aerial Lifts, Emergency Propane - send email to J Sobczyk (counsel) seeking deficient documentation/information; Receive/review from G Erico (LCH) Memo 7 Municipal Signage – forward same to A Munoz (Camcos) – subsequently direct LCH to proceed; Receive SOV from Ideal Plumbing's Counsel – submit for internal analysis; Review / receive query from D DuPerrouzel request to dispose of obsolete materials – request same to confirm cost to dispose of the materials – subsequently receive requested costs and direct ECM to proceed with disposal; Receive/review from M Juranka (LN) letter from the lawyer representing the 22 purchasers, who are now seeking to terminate their purchase agreements –	7.60	\$525.00	\$3,990.00

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direct same to draft a response rejecting this request; Meeting RE: vacant Insurance coverage for townhomes C Baker (Westland), T Goundrova, A Thakar (Purves), M Wywrot (LCH), T McElroy; Receive additional docs from R Salim (Rafat) – submit for internal analysis; Monitor Sales/Marketing meeting; Receive / review from A Giannaris (ECM) request to submit invoice for HRS works related to LVL saddles – confirmed acceptance to same; Receive/review report from D DuPerrouzel describing MOL site visit today and detected non-compliances resulting in a limited Stop Work Order and Compliance Orders – respond to same seeking significantly more detail/clarification;

2/21/2025	TMCELROY	Update lien summary and forward to Serge C. with status update; Review of correspondence from Serge C. re BMO LOC; Email to counsel re draft form of letter for BMO re existing Tarion security; Discuss various construction related matters with T. Scott; Email to T. Fiore re security required from Tarion re condo units; Email to Tarion re payment of enrolment fee; Finalize statutory declaration requested by Tarion re Freehold unit purchaser deposits and commission same; Attend conference call with LCH, insurance consultant, insurance broker and Receiver re renewal of policies; Review of correspondence from counsel to purchasers re terminating APSs; Call with E. Kosher (accountant) re corporate tax filings requirements and next steps re same; Review of MOL Field Visit Report;	3.40	\$595.00	\$2,023.00
2/22/2025	SPITUCCI	Lien claims process: catalogued emails sent by T. McElroy and T. Scott from Dec 2024 to present; For the claim submission received by Rama Ideal Construction Inc., traced all invoices provided to Schedule of Values supplementing CCDC contract	6.10	\$435.00	\$2,653.50
2/22/2025	TMCELROY	Email to W. Rudger re tax filing requirements for JPLP and GP;	0.20	\$595.00	\$119.00
2/23/2025	SPITUCCI	Lien claims process: For the claim submission received by Rama Ideal Construction Inc., continued tracing all invoices provided to Schedule of Values supplementing CCDC contract, and emailed T. Scott analysis performed and a summary of main findings with respect to the Claimant's submission; For the claim submission received by Maven Group on Feb 14, 2025, reviewed additional documentation submitted contained in Tabs 1 and 2 subfolders	4.90	\$435.00	\$2,131.50
2/23/2025	TMCELROY	Review of Site Observation Report;	0.10	\$595.00	\$59.50
2/24/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
2/24/2025	SPITUCCI	Lien claims process: reviewed additional documentation submitted by Claimants Direct Underground Inc. and Multitech Trades Corp;	8.20	\$435.00	\$3,567.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
250 Ferrand Drive, Suite 403
Toronto, ON

INVOICE

Invoice Date: Mar 1, 2025
Invoice Num: 4158
Billing Through: Feb 28, 2025
File ID: JEFFERSONPROPERTIES

		Meeting with T. McElroy and T. Scott for status update on lien claim reviews for all Claimants; Prepared draft Notice of Evaluation for Direct Underground Inc., Stephenson's Rental, Wycroft and P.C. Caulking; Meeting with AGI's legal counsel for status update on reviews and deliverables; Revised draft Notice of Evaluation for Rafat General Contractor Inc., PDEK Global Services Management Consulting Inc., Safex Workplace Safety Managers Inc., and OnePlus Garage Doors			
2/24/2025	TSCOTT		7.70	\$525.00	\$4,042.50
		Receive/review from M Juranka (LN) letter from the lawyer representing the purchaser seeking to terminate their purchase agreements – direct same to draft a response declining this request; Receive - notice of termination of KMR Roofing from Forward Insurance Managers Ltd forward to J Selak to determine if trade is still working on the project; Liens claims meeting S Pitucci and T McElroy; Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; Review additional submissions requested from Ideal Plumbing's Counsel – send request for deficient materials to same; Receive/review blacklined Wyse agreement subsequently review in meeting with R Theriault, (Loopstra), R Shah (Counsel) M Wywrot (LCH) and T McElroy; Receive/review from M Juranka (LN) draft response to lawyer representing the 22 purchasers rejecting request to terminate their purchase agreements – forward same to R Shah (Counsel) for Receiver's lens review – receive edits and direct LN to deliver to purchasers'' counsel; Send request to F Sousa (Direct Underground Counsel) to provide payroll registers demonstrating receipt of pay for invoices that includes Time and material; Telcon with D Desiato Fampma re deficiencies in documentation provided, review additional materials from Fampma – submit for internal analysis – subsequently send follow-up email requesting deficient/incomplete documents submitted; Receive/review DTA sales and deposit report from F Sayers (Glynn); Send email to from Ideal Plumbing's Counsel seeking clarification related to the statement of account and holdback accruals; Collate and produce Funding Request – send same to A Isaacs (CS) for fulfillment; Receive/respond to T Fiore (CS) seeking clarification of requirements for lien claim payout funds;			
2/24/2025	TMCELROY	Correspondence from M. Wywrot re various matters; Correspondence from Michael J. (LN) re purchaser requests; Review of Wyse contemplated changes to submetering agreement; Discuss same	5.40	\$595.00	\$3,213.00

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		with T. Scott; Meeting with T. Scott and S. Petucci re review of lien claims; Conference call with Receiver and legal counsel to review lien claims matters; Call with Wyse re submetering agreement amendments proposed by Wyse; Email to T. Fiore re Tarion security; Review and amend response to purchaser with questions re occupancy and closing;			
2/25/2025	BGELMAN	Review of BMO sign off letter for Tarion; Review and sign OTD and JCL settlement agreements;	0.30	\$645.00	\$193.50
2/25/2025	SPITUCCI	Lien claims process: reviewed additional documentation submitted by 2035755 Ontario Ltd. o/a Dillon Bros. Roofing on Feb 14 2025 and summarized key concerns with their submission to T. Scott; Reviewed additional documentation submission by Hera Services Inc. on Feb 15 2025 and summarized key concerns with their submission to T. Scott; Responded to R. Shah's email regarding clarification points to review in Core Constructors' submission; Reviewed payroll registers submitted on Feb 25 2025 by Direct Underground Inc.; Saved reviewed Notices of Evaluation by legal counsel to AGI's LAN	7.80	\$435.00	\$3,393.00
2/25/2025	TSCOTT	Receive response to sprinkler room leak deficiencies from R Serra (SRN) advising that remediation can continue post occupancy; Follow-up email to D Desiato (Fammpa) describing deficiencies in documentation provided as well as reiterating the Fammpa needs to comply with the court order process if its claim is to be evaluated; Review/receive counter settlement offer from Leblon's counsel – meeting with R Shah (Counsel) and T McElroy to review – direct R Shah to contact Leblon's counsel and convey challenges presented in the submissions; Receive/review email from R Shah (Counsel) recapping settlement correspondence with Leblon Counsel and seeking confirmation of date/time offer expires – provide same; Receive/review pay stub reports for Direct Underground – submit for internal analysis; Weekly coord conference J Circosta (Camcos); Receive/review additional documents from Ideal Plumbing's Counsel – submit for internal analysis;	5.10	\$525.00	\$2,677.50
2/25/2025	TMCELROY	Process payment of Tarion Enrollment fees; Review and respond to correspondence from Serge C. re BMO reaffirmation of security letter; Email to Tarion re same; Emails to/from M. Wywrot re amending APS agreements; Review and amend draft Notices of Evaluation of Direct Underground, MultiTech, Municipal Home Signs, Oneplus Garage, PC Caulking, PDEK, Rafat, Safex Stephen's rental and Wycroft; Email to L. Timmons (Tarion) re timing of post-construction warranty security required by Tarion; [REDACTED]	4.10	\$595.00	\$2,439.50

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		██████████ Call with T. Fiore re Tarion bond re stacked condo units; Review and sign estate trust cheque;			
2/26/2025	BGELMAN	Review and sign Henry Rotberg Steel Corp Change order;	0.10	\$645.00	\$64.50
2/26/2025	SPITUCCI	Catalogued emails received from AGI's legal counsel from Dec 2024 to present; Reviewed additional documentation submitted by Claimant ILF Enterprises on Feb 14 2025	4.00	\$435.00	\$1,740.00
2/26/2025	TSCOTT	ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L Wywrot (LCH) – produce / distribute minutes of same; Email exchange with disclaimed POTL purchaser seeking information re Tarion not accepting deposit claims; Receive/respond to query from MV Shore seeking payment submission/approval process; Receive/acknowledge funding confirmation from A Isaacs (CS); Receive/review email from R Shah (Counsel) with seeking confirmation related to details sought from claimant – direct same to proceed; ██████████ ██████████ ██████████ ██████████ – respond to decline request; Receive/review HRS CO#1 from A Giannaris (ECM) – submit to B Gelman for signature; Receive additional docs from R Salim (Rafat) – submit for internal analysis; Receive additional docs from Direct Underground Inc. – submit for internal analysis; Receive/review CRA report on tax accounts – archive; Receive / review Stair A Chip & Repour for Snowmelt Repairs - Northland CO #2 from J Selak (ECM) – forward same to A Munoz (Camco) for advice / recommendations – subsequently direct ECM to proceed; Telcon Presta Law (Counsel for ODA & Leblon) discuss deficiencies and potential for settlements – subsequently agree to settlement for Leblon; Receive/review query from M Sivec (Sigmund Soudack Engr) structural engineers who carried out some work for Jefferson Properties and have not been able to collect – call same to determine details, follow-up email requesting additional information related to activities for review; Receive/review Lifeline Fire Protection CCDC Contract from A Giannaris (ECM) request it to be resubmitted to include trade's corporate name/number; Receive review response re KMR Roofing insurance from J Selak confirming trade is no longer on site; ██████████ ██████████ ██████████	7.70	\$525.00	\$4,042.50
2/26/2025	TMCELROY	Meeting with Receiver, Elevate and LCH; Review and respond to correspondence from Serge C. re	3.60	\$595.00	\$2,142.00

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		BMO LOC; Review and respond to Taylor re Tarion bond re condo units; Voicemail from CRA officer re filing requirements for corp. and LP; Email to accountant re same; Emails from CS, LCH, counsel and others; Discuss various construction related matters with T. Scott; Call with Serge C. and R. Shah re revised BMO LOC; Conference call with M. Wywrot, J. Circosta and T. Scott re Memo re PDI; Call with R. Shah re update re Berkley; Discuss various lien claims with T. Scott and proposed settlements;			
2/27/2025	BGELMAN	Sign CCDC Barmac doors contract; Review and sign Downsview HVAC Change Order;	0.20	\$645.00	\$129.00
2/27/2025	SPITUCCI	Liens claim process: Reviewed additional documentation submitted from Hard Core Drilling Company (on Feb 14 2025), Rama Ideal Construction (on Feb 25 & 27 2025) and Maven Group (on Feb 14 2025), and summarized deficiencies in these submissions to T. Scott; Catalogued emails sent by AGI and received from legal counsel during Feb 2025	7.00	\$435.00	\$3,045.00
2/27/2025	TSCOTT	Receive / review Downsview HVAC - Change Order #3 from A Giannaris (ECM) – forward same to A Munoz (Camcos) for advice/recommendations – subsequently direct ECM to proceed; Receive/review Barmacdoors CCDC Contract from A Giannaris (ECM) – submit to B Gelman for signature; Receive/review additional materials from Ideal Plumbing Counsel – submit for internal analysis; Receive/review Downsview HVAC - CO#3 from A Giannaris (ECM) – submit to B Gelman for signature; Telcon Presta Law (ODA) review deficient materials and allocation pre/post Receiver date and enter into settlement – provide offer; LN - AG - LCH Occupancy/Closing Review R Theriault M Juranka (LN) M Wywrot M Chevrier (LCH); Receive/review request from Suthlaw (Royal Welders) for extension to provide deficient materials Mar 7 – accept same subject to 7 week extension to deliver NOE; Review revised Memo #8 Third Party Customer Care from M Wywrot (LCH) forward same to J Circosta (Camcos) for review; Receive/review draft MoS re Leblon from R Shah (Counsel) return to same with edits for delivery to Leblon; JPLP UPDATE AGI/ELEVATE/LCH/CS/ meeting; Meeting T McElroy to prepare Line Claims status report for Weekly Lenders meeting;	7.40	\$525.00	\$3,885.00
2/27/2025	TMCELROY	Correspondence from Jure S. (Elevate) re finishing schedule; Emails from Tarion, Elevate, CS and others; Discuss various lien claims with T. Scott and proposed settlements; Approve lien claim settlement payment; Conference call with LN, LCH and Receiver re occupancy agreements and	2.80	\$595.00	\$1,666.00

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		closing documents for sales; Conference call with CS, Elevate and Receiver; Update lien claims status summary in prep for call with lending group;			
2/28/2025	BGELMAN	Attend investor committee meeting; Signed Lifeline CCDC; attend meeting with T. Scott re operations update; update call with Jerry Marriott;	1.50	\$645.00	\$967.50
2/28/2025	SPITUCCI	Liens claim process: Meeting with T. McElroy and T. Scott to discuss status of lien claim reviews across all Claimants; Collaborated with T. Scott to prepare Notice of Evaluation for Oakdale Drywall; Meeting with AGI's legal counsel to discuss assessment of contractor vs. subcontractor relationship amongst claimants in determination of whether liens were perfected; Made minor revisions to recently submitted Notices of Evaluation reviewed by T. McElroy; Continued reviewing additional documentation received by Maven Group on Feb 14 2025	7.80	\$435.00	\$3,393.00
2/28/2025	TSCOTT	Weekly Lenders meeting (CS, HT, EQ, ECM/LCH, AGI); Receive/review Wyse agreement edits form R Shah (Counsel) send direction to accept provision at para 3.1.(m) – Request M Wywrot (LCH) to send to blackline doc to Wyse for review; Receive call from J Lara (Suncorp) seeking a site visit Mar 3 to complete appraisal of Urban Towns for insurance coverage – connect same via email with D DuPerrouzel (ECM) to coordinate; Receive/ review CCDC-17 for sprinkler – advise B Gelman to accept/sign; Operational update meeting with B Gelman; Internal Lien Claims review meeting S Pitucci, T McElroy; Receive/review email from POTL disclaimed purchasing seeking information related to Tarion deposit insurance – specifically asserting that Tarion isn't aware of the Receiver disclaiming APs – respond to same confirming, as previously communicated to this purchaser, the Receiver notified Tarion; Receive/review email request from Counsel for PC Caulking seeking an extension to provide deficient information until March 10 – respond to same that Receiver agrees on condition the Claimant agrees to provide the Receiver with a further 4 weeks to deliver its notice of evaluation; Meeting RE: vacant Insurance coverage for townhomes C Baker (Westland), T Goundrova, A Thakar (Purves), M Wywrot (LCH), T McElroy; Meeting with K Thavaraj (PR), S Pitucci and T McElroy re criteria related to legal test needed to prefect/accept contractor/sub-contractor liens; Weekly coord conference J Circosta (Camcos); deficient/incomplete documents submitted; Receive/review response from Camcos RE Memo 8 detailing overlapping sow with other agreements and send request to M Wywrot to remedy same;	6.90	\$525.00	\$3,622.50

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2/28/2025	TMCELROY	Email to L. Timmons (Tarion); Attend conference call with CS, Elevate, lending group and Receiver; Internal meeting with S. Petucci and T. Scott to review lien claims; Call with counsel re [REDACTED] request for incentives to purchasers; Meeting with insurance broker, insurance consultant and Receiver to discuss policy renewals; Review and sign estate trust cheques; Conference call with Kartiga T., S. Petucci and T. Scott re perfection and preservation of each lien filed; [REDACTED]	3.70	\$595.00	\$2,201.50
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Total Fees: \$174,178.50

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HST/GST: \$22,643.21

Summary by Staff:

Borden Rhodes
Bryan A Gelman
Dan Woo
Daphna Cherniak
Robert Bubnic
Steven Pitucci
Terry Scott
Tom McElroy

<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
0.50	\$400.00	\$200.00
9.40	\$645.00	\$6,063.00
0.50	\$615.00	\$307.50
2.00	\$300.00	\$600.00
0.10	\$350.00	\$35.00
110.50	\$435.00	\$48,067.50
136.50	\$525.00	\$71,662.50
79.40	\$595.00	\$47,243.00

Disbursements:

Non-Taxable Disbursements

SEARCH FEES (NON-TAXABLE): \$9.45
SEARCH FEES: \$23.65
TRAVEL: \$89.60

Total Expenses: \$122.70

Amount Due This Invoice: **\$196,944.41**

Invoice Summary:

TOTAL FEES AND DISBURSEMENTS:	\$174,301.20
TOTAL HST/GST:	\$22,643.21
TOTAL AMOUNT DUE:	\$196,944.41

This invoice is due on 2025-03-31
HST Registration # 83741 9514 RT0001

Receiver of Jefferson Properties Limited Part et al
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250 Ferrand Drive, Suite 403
Toronto, ON

INVOICE**Invoice Date:** Mar 31, 2025**Invoice Num:** 4602**Billing Through:** Mar 31, 2025**File ID:** JEFFERSONPROPERTIES

Re: Receivership of 39, 53 & 67 Jefferson Side Road, Richmond Hill, Ontario

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
250 Ferrand Drive, Suite 403
Toronto, ON

INVOICE

Invoice Date: Mar 31, 2025
Invoice Num: 4602
Billing Through: Mar 31, 2025
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Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
3/1/2025	SPITUCCI	Continued reviewing additional documentation submitted by lien claimant Maven Group on Feb 14 2025; Prepared draft notices of evaluation for lien claimants P.C. Caulking and Rama Ideal Construction	2.80	\$435.00	\$1,218.00
3/1/2025	TMCELROY	Prepare and sign Receiver's borrowing certificate and circulate to lender;	0.40	\$595.00	\$238.00
3/2/2025	TMCELROY	Review and sign estate trust cheque;	0.10	\$595.00	\$59.50
3/3/2025	BGELMAN	Review of meeting summary prepared by Jerry Marriott;	0.10	\$645.00	\$64.50
3/3/2025	DCHERNIAK	Prepared cheques;	2.50	\$300.00	\$750.00
3/3/2025	SPITUCCI	Prepared draft notice of evaluation for Maven Group; Catalogued emails received over past week for each lien claimant; Circulated draft notices of evaluation previously prepared to R. Shah for review; Meeting with T. McElroy, T. Scott and R. Shah to discuss status update of lien claim submissions and issues encountered in our reviews	6.00	\$435.00	\$2,610.00
3/3/2025	TSCOTT	Receive call from J Lara (Suncorp) seeking instruction/coordination for appraisal of BLKs G, H & I; Receive / review email notification from disclaimed POTL purchaser that Tarion opened file to receive deposit claims; Liens claims meeting S Pitucci and T McElroy; Notify C Belsito Lien Claim settlement payment ready – confirm address for delivery; Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; Receive/review request for process to pay vendor/trades from M Chevrier (LCH) and send direction to P Doucet (Glynn) criteria for Payment Certificates for same; Receive/review execute Lien Claims NOEs (x4) deliver to Claimants through R Shah (Counsel); Review additional claim materials submitted by Hera – identify continued deficiencies/omissions prepare comprehensive correspondence outlining deficiencies and expected outcomes if not remedied as well as a settlement offer to be delivered to Claimants through R Shah (Counsel); Liens claims meeting S Pitucci and T McElroy;	6.50	\$525.00	\$3,412.50
3/3/2025	TMCELROY	Final review of NOEs for MultiTech, Municipal Home Signs, Oneplus Garage Doors and PDEK; Review of NOEs for PC Caulking and Rama; Internal meeting with T. Scott and S. Pitucci re lien claims review; Meeting with Receiver and Receiver's counsel re review of lien claim matters; Call with counsel re Berkley position re Tarion Bond; Email to CS re same;	5.80	\$595.00	\$3,451.00
3/4/2025	BGELMAN		1.00	\$645.00	\$645.00

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3/4/2025	SPITUCCI	[REDACTED] [REDACTED] [REDACTED]	5.60	\$435.00	\$2,436.00
		Revised notice of evaluation for lien claimant Safex for final review; Drafted notice of evaluation for Maven Group and Dillon Bros.; Reviewed affidavit submitted by lien claimant Lumber City submitted Feb 26 2025; Reviewed additional information submitted by lien claimant Metro Air on Feb 24 2025			
3/4/2025	TSCOTT	Send draw payment report request to F Sayers (Glynn); Receive/review email from J Lara (Suncorp) seeking additional; drawing to support appraisal – connect with ECM; Prepare for settlement call with Fammpa, review all correspondence with Fammpa, confirm gaps in documentation telcon D Desiato (Fammpa) review/recap challenges with submissions and the challenges related to producing an NOE in absence of required documentation – [REDACTED] [REDACTED] - follow-up with email; Internal meeting re: [REDACTED] [REDACTED]/review through M Juranka (LN) letter from Counsel representing numerous purchasers seeking clarification regarding the reasoning for unit number variances compared to ASPs – direct M Wywrot draft response for review; [REDACTED] [REDACTED] [REDACTED] Receive/review draw payment report from F Sayers (Glynn) – produce cheque requisition for same; Receive/respond to query from R Shah (Counsel) re Claimant deficient submissions and clarification of requirements to fulfill; Weekly call J Circosta (Camcos);	5.90	\$525.00	\$3,097.50
3/4/2025	TMCELROY	Correspondence from counsel re perfection/preservation of liens; [REDACTED] [REDACTED] [REDACTED]	0.80	\$595.00	\$476.00
3/5/2025	BGELMAN	Review of draw cheque summary and sign draw cheques; [REDACTED] [REDACTED]	0.50	\$645.00	\$322.50
3/5/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
3/5/2025	SPITUCCI	Continued reviewing additional information submitted by lien claimant Metro Air on Feb 24 2025; Meeting with AGI's counsel RE: determination of preservation and perfection of lien claims; For lien claimant Lumber City, performed reconciliation of invoices and purchase orders on-file with Glynn Group to the information submitted by Lumber City in their proof of claim package	6.70	\$435.00	\$2,914.50

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3/5/2025	TSCOTT	Receive/review email from D Desiato accepting settlement offer; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L Wywrot (LCH) – produce / distribute minutes of same; Send request to F Sayers (Glynn) seeking a lumber estimate required to complete Block B; Receive/review Payment Cert issued for Performance Windows from P Doucet (Glynn) produce cheque requisition for same; Site visit; Discuss with D DuPerrouzel (ECM) his proposed solution for addressing a significant leak in the garage originating from a cold joint, and he request for feedback due to the expected additional cost of ~\$100K – recommend he share this challenge and his contemplated remedy with Camcos for advice; Receive/review/respond to query from A Ip (Masongsong) re unpaid invoice;	5.90	\$525.00	\$3,097.50
3/5/2025	TMCELROY	Detailed review of payment certificates re March 5 draw; Review and sign March 5 draw trust cheques; Meeting with Elevate and Receiver; Meeting with Receiver and counsel to discuss preservation/perfection of liens; [REDACTED] [REDACTED] Discuss various construction related matters with T. Scott; Emails to/from real estate counsel re various matters; [REDACTED] [REDACTED] Review of NOEs for Maven, Dillon Bros, Safex and Oakdale and comments to S. Spitucci re same;	5.40	\$595.00	\$3,213.00
3/6/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
3/6/2025	SPITUCCI	Reviewed additional submissions on Feb 27 '25 for lien claimants Arthur Aerial Lifts, Emergency Propane, and Canadian Rental Centers; Assisted T. McElroy with revising notice of evaluation for lien claimant Oakdale Drywall; Meeting with T. McElroy and T. Scott for status update on lien claim reviews performed to-date; Call with R. Shah to provide legal counsel with status update on lien claim reviews performed to-date and deliverables from legal counsel; Prepared draft notice of evaluation for lien claimant Lumber City; Revised notice of evaluation drafts for lien claimants Oakdale Drywall and Maven Group for review by legal counsel	6.20	\$435.00	\$2,697.00
3/6/2025	TSCOTT	Receive/fulfill request to provide GL to F Sayers (Glynn); Liens claims meeting S Pitucci and T McElroy; Review internal analysis of HCD submissions send email request for deficient materials to M Muscolino (Counsel); Review internal analysis of AAL, CRC, EP submissions send email request for deficient materials to M Muscolino (Counsel); Telcon J Selak (ECM) basement unit in G	6.70	\$525.00	\$3,517.50

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& H with standing water – suspected ingress due to incomplete water exterior envelope (roof, balconies and masonry); Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; [REDACTED]

[REDACTED] Review request from A Ip (Masongsong) to provide payment for a July invoice, review files/accounts – produce cheque req for same; Receive/review/execute NOE for Safex send to R Shah (Counsel) for subsequent delivery to claimant; Review absent trade Payment Certificates for Draw report – acquire same and reconcile with cheque req for payment processing; Receive/review follow-up email from R DiStefano (Camcos) /concurrence recommending D DuPerrouzel (ECM) proceed his proposed solution U/G leaks; JPLP UPDATE AGI/ELEVATE/LCH/CS/ meeting;

3/6/2025	TMCELROY	Internal meeting with T. Scott and S. Spitucci re review of lien claims; Meeting with Receiver and counsel to discuss lien claims and issuance of NOEs; Review of payment certificates and sign estate trust cheques; Attend meeting with Elevate, CS and Receiver;	3.60	\$595.00	\$2,142.00
3/7/2025	BGELMAN	Sign NACS contract;	0.10	\$645.00	\$64.50
3/7/2025	TSCOTT	Receive / review Memo #62R1 - Block G Combustible Wall Remedial Work from J Selak (ECM) – forward same to R DiStefano (Camco) for advice / recommendations – subsequently direct ECM to proceed; Lenders' meeting; [REDACTED] [REDACTED] [REDACTED] [REDACTED] Review ODA PoC submissions and send follow-up email the E Iellimo (Counsel) re partial claim for UG works seeking detail related to the cost of all materials for each shipment (x3) cost to provide partial perimeter bulkhead works etcetera; Receive/review email correspondence from L Wywrot (LCH) confirming that DaTom Electrical Engineering invoices accurately reflect work done and advising payment required for permitting; Send request to J Selak (ECM) to verify additional services invoice from Masongsong was completed; Receive/review NACS CCDC – submit same to B Gelman for signature; Attend/monitor Sales and Marketing meeting;	5.50	\$525.00	\$2,887.50
3/7/2025	TMCELROY	Meeting with CS, Lending Group, Elevate and Receiver; Update Lien Claims Summary and send to lending group; Discuss various construction related matters with T. Scott; Correspondence from	2.60	\$595.00	\$1,547.00

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		counsel re lien settlement; Call with A. Demiri (LN) re occupancy rent; Approve disbursement; Review of Mar 6 Site Observation Report;			
3/8/2025	SPITUCCI	Revised Notice of Evaluation for the lien claimant Dillon Bros. and attempted to reconcile interest & legal claim for the claimant Metro Air; Summarized reconciliation issues with R. Shah in order to clarify further with the Claimant	1.00	\$435.00	\$435.00
3/8/2025	TMCELROY	Email to S. Heo (Windsor Capital); Email to counsel re various matters; Correspondence from J. Marriott;	0.60	\$595.00	\$357.00
3/9/2025	DWOO	Review correspondence from Mr. Tom McElroy regarding bond renewal matters; review emails; provide copy of email communication to Mr. McElroy;	0.10	\$615.00	\$61.50
3/9/2025	TMCELROY	Review and sign estate trust cheque; Emails to/from counsel re various matters;	0.30	\$595.00	\$178.50
3/10/2025	DWOO	Review correspondence and updates;	0.10	\$615.00	\$61.50
3/10/2025	DCHERNIAK	Prepared Cheques;	3.00	\$300.00	\$900.00
3/10/2025	SPITUCCI	Replied to R. Shah's inquiries on notice of evaluation drafts submitted for claimants Maven Group, PC Caulking and Rama Construction; Sent to legal counsel notice of evaluation drafts for Lumber City and Oakdale Drywall with notable items for review; Reviewed affidavit submitted by PC Caulking	3.00	\$435.00	\$1,305.00
3/10/2025	TSCOTT	Receive/review Memo #73 - Misc Metals from J Selak (ECM) – forward same to R DiStefano (Camcos) for advice/recommendations; Send approval to proceed with same to ECM with recommendation to negotiate the two remaining items into the scope to achieve the most cost-effective price before awarding this contract; [REDACTED] [REDACTED] [REDACTED] Lien claims meeting S Pitucci and T McElroy; Receive additional materials from M Muscolino (HCDC) submit for internal review; Send email request for clarification to S Said (Counsel for LC) to confirm which version of an same numbered invoice is accurate – receive response from same; Receive/collate utility bills (X82) produce cheque requisition; Receive/review additional materials from R Calderwood (Counsel for PC)submit for internal analysis; Receive/review query from R Salim (Rafat) re expected NOE delivery – respond to same; Receive/review email from J Janmohamed (Counsel for Core) requesting an extension to provide deficient documentation – accept same;	7.20	\$525.00	\$3,780.00
3/10/2025	TMCELROY	Emails to/from counsel re various matters; Review of Lumber City NOE; Final Review of Oakdale NOE;	0.10	\$595.00	\$59.50

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3/11/2025	DCHERNIAK	Prepared cheques;	0.50	\$300.00	\$150.00
3/11/2025	RBUBNIC	Prepared bank reconciliation for February 2025.	0.10	\$350.00	\$35.00
3/11/2025	SPITUCCI	Continued review of affidavit submitted by lien claimant PC Caulking and sent comments to T. McElroy and T. Scott for discussion; Meeting with legal counsel RE: lien claim review update; Updated notice of evaluation for PC Caulking; Received updated submissions made by lien claimants Canadian Rental Centers, Emergency Propane Services and Arthur Aerial Lifts (including reconciling invoices provided to POs and statements of account) and prepared notices of evaluations for same	7.40	\$435.00	\$3,219.00
3/11/2025	TSCOTT	Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; Site visit to review water infiltration challenges – capture images of same; Weekly telcon J Circosta (Camcos) T McElroy – re water infiltration challenges; Receive/review email from E Iellimo (Counsel for ODA) re costs for partial claim for UG works – information not aligned with previous information – send request for clarification to same; Receive telcon query from A Giannaris (ECM) re status of Northland payment advise same that cheque was mailed March 5; Receive/review Payment Certificates for outstanding March 5 invoices – produce cheque req for same; Review request for direction from M Juranka (LN) re purchaser of Suite 210 response to information and incentive related to amended APS, seek clarification and input from M Wywrot (LCH) instruct LN to respond accordingly; Receive/review signed MoS from Fammpa – distribute internally;	8.20	\$525.00	\$4,305.00
3/11/2025	TMCELROY	Review of draft letter of credit re stacked condos; Email to L. Timmons (Tarion) re same; Review of affidavit of Pasquale Cantera (PC Caulking) re lien claim; Voicemail left for F. Sayers; Meeting with Receiver and counsel to review lien claims; Review of payment certificates issued by Glynn Group (4); Review and sign estate trust cheques (4); Approve disbursement; Final Review of Maven NOE; Conference call with J. Circosta and T. Scott; Emails to/from counsel re various matters;	4.30	\$595.00	\$2,558.50
3/12/2025	BGELMAN	Review and sign trust cheques; Review and approval of Minutes of Settlement re Fampa;	0.20	\$645.00	\$129.00
3/12/2025	SPITUCCI	Reviewed holdbacks claimed by lien claimant Rafat with T. McElroy; Catalogued emails received within AGI and from legal counsel during March 2025 RE: lien claims process; Revised notice of evaluation verbiage for Lumber City based on Claimant's response	3.80	\$435.00	\$1,653.00

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3/12/2025	TSCOTT	Produce cheque req for ECM re EZ Contracting; Receive acceptance of signed MoS from Fammpa – produce cheque req for same; Receive/review advice/recommendations from J Circosta (Camcos) action plan for ameliorating water infiltration challenge; ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L Wywrot (LCH) – produce / distribute minutes of same; Request D DuPerrouzel (ECM) provide report related to ODA underground parking perimeter bulkhead works – receive/review preliminary report and respond seeking finite detail; Produce Water Infiltration comprehensive response Memo for ECM to action (including sample unit X unit daily log template); Receive/review/respond to query from D DuPerrouzel on role of Live Patrol occupancy/post construction; Receive/review/execute NOE (Maven); Receive/review signed MoS from Fammpa – produce cheque req for same; Receive/review PC7R1 from P Doucet – produce cheque req for same; Receive/review additional materials from E Iellimo (Counsel for ODA) submit same for internal analysis; Receive/review Amended APS for 302 with outside occupancy date of Sep 2025 - [REDACTED] [REDACTED] request M Wywrot to confirm if there were any other similar amendments; Review response from M Juranka (LN) re 302 amendment and confirm signatures are not from the Receiver;	7.40	\$525.00	\$3,885.00
3/12/2025	TMCELROY	[REDACTED] Conference call with Receiver and Elevate; Review of J. Circosta memo re water intrusion and discuss next steps with T. Scott re same; Review and sign estate trust cheques;	1.60	\$595.00	\$952.00
3/13/2025	BGELMAN	Review of emails relating to Tarion; Approve trust cheques; Review and approval of Leblon Minutes of settlement; Review of updated pro-forma analysis provided by Elevate;	0.80	\$645.00	\$516.00
3/13/2025	DCHERNIAK	Prepared cheques;	0.10	\$300.00	\$30.00
3/13/2025	SPITUCCI	Discussed with T. Scott issues with supporting documentation provided by lien claimant Oakdale Drywall and information that the Receiver will be further requesting to proceed with its Notice of Evaluation; Continued with cataloguing emails received and sent in March 2025 RE: the lien claims process	4.20	\$435.00	\$1,827.00
3/13/2025	TSCOTT	Receive / review Memo #9 - Bike Racks and Wire Mesh from R Debergh (LCH) – forward same to R DiStefano (Camcos) for advice / recommendations – direct LCH that since the trade is asking for 50% of the project cost up front we require evidence - such as picture(s) of the	6.50	\$525.00	\$3,412.50

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material - before we send payment LCH needs to submit these pictures when sending their application for payment to the Payment Certifier (Glynn) and this requirement needs to be clearly articulated in the Contract; Receive/review request from J Selak to expedite payment for a trade invoice rejected for deficiencies – advise same that once a Payment Certificate is issued we will process payment; Receive/review advice from M Juranka (LN) re 302 amendment and determine the form of amendment was sent to purchasers for their signature by LCH without acceptance by Receiver – Receiver subsequently produced a form of amendment symmetric with the Court Ordered Receiver obligations; JPLP UPDATE AGI/ELEVATE/LCH/CS/ meeting; Receive/review Downsvie Plumbing - Change Order #4 from A Giannaris (ECM), forward same to R DiStefano (Camcos) for advice/recommendations; Monitor correspondences related to Wyse Submetering agreements, Rafat and Leblon Lien Claim Settlements, SOAs and APS amendments, Receive/review Lien Claims Summary Report from T McElroy – provide minor edits to same for presentation to Lenders at Friday AM meeting;

3/13/2025	TMCELROY	Review and respond to correspondence to CS re LC; Email to Taron re same; Emails to/from counsel re various matters; Several calls with counsel re various matters; Call with J. Circosta re Wyse agreement and other matters; Internal discussion with T. Scott re various matters; Conference call with Elevate, CS and Receiver; Review of numerous correspondence re Wyse agreement, purchaser SOAs and other matters; Update lien claim status summary for CS/lending group; Review and sign estate trust cheque;	3.40	\$595.00	\$2,023.00
3/14/2025	BGELMAN	Review and sign ccdd; review and sign Downsvie Plumbing CO4;	0.20	\$645.00	\$129.00
3/14/2025	SPITUCCI	Revised and sent draft Notices of Evaluation for lien claimants Direct Underground, Emergency Propane, Arthur Aerial Lifts and Canadian Rental Centers to R. Shah for review; Catalogued emails to AGI LAN received /sent over past week; Participated in weekly status update call with legal counsel	4.00	\$435.00	\$1,740.00
3/14/2025	TSCOTT	Receive/review Downsvie Plumbing - Change Order #4 advice from R DiStefano (Camcos) to accept except the cost for damaged materials to be paid by others – forward same to A Giannaris (ECM); Lenders' meeting (AGI, CS, ECM, LCH, R Shah-Counsel); Receive/review PDI / CUSTOMER CARE CCDD from A Giannaris (ECM) send same to J Circosta to verify alignment to negotiated Memo; Meeting RE: vacant Insurance coverage for townhomes C Baker (Westland), T Goundrova	6.90	\$525.00	\$3,622.50

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		(Purves), M Wywrot (LCH), T McElroy; Receive/review Memo 10 Marketing and Furniture budget from M Wywrot; Liens claims Legal meeting with R Shah (Counsel), S Pitucci and T McElroy; Impact of surety meeting J Marriot (CS) S Cosmin (HT) R Gartner (EQ) R Shah (Counsel) T McElroy; Receive/review/monitor email correspondences related to SOA. Amended APS and Sub-metering agreements; Receive/review additional Lien Claims documents from Sutherland law (Core/Royal Welders) – submit same for internal analysis; Receive/review sub-metering agreements (X2) submit to B Gelman for signature; Receive/review Downsview Plumbing CO#4 – submit to B Gelman for signature;			
3/14/2025	TMCELROY	Review of NOEs for Canadian Rental Centers, Arthur Ariel Lifts and Emergency Propane; Meeting with Elevate, CS, lending group and Receiver; [REDACTED] [REDACTED] [REDACTED] [REDACTED] Email to Tarion re form of LC for Condo Units; Review of insurance appraisal from SunCorp.;	5.30	\$595.00	\$3,153.50
3/15/2025	TMCELROY	Review and sign February 2025 bank reconciliation;	0.20	\$595.00	\$119.00
3/17/2025	BGELMAN	Review and sign amending agreement; Review of memo relating to review of Core Constructors claim; Review of update from Jure re Water in G & I basements;	0.40	\$645.00	\$258.00
3/17/2025	SPITUCCI	Reviewed response from lien claimant Core Constructors received on Mar 14 2025; Coordinated with R. Shah to review draft edits to Notice of Evaluation for lien claimants Rama, PC Caulking and Direct Underground; Prepared revised noticed of Evaluation for Rama and updated AGI's tracking spreadsheet	5.50	\$435.00	\$2,392.50
3/17/2025	TSCOTT	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Receive confirmation MoS fully executed by Counsel for Leblon – produce cheque req for payment of same; Receive detail dimensions of perimeter bulkhead wall partially competed by ODA send same to P Doucet (Glynn) requesting the provision of an estimate of the labour and materials to produce the same; Send email notification to D Desiato (Fammpa) that settlement payment will be mailed today and provide .pdf copy of signed MoS; Receive confirmation from J Circosta that PDI / CUSTOMER CARE CCDC aligns	7.10	\$525.00	\$3,727.50

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with negotiated memo – submit same to B Gelman for signature; Receive/review from M Juranka (LN) request for Receiver's intention to keep the closing dates flexible or to select a specific date – forward same to M Wywrot (LCH) to clarify contemplated approach; Send email query to C Baker (Westland) re vacant home insurance compliance/obligations and actions to be taken by the Receiver to assist in the security of assets; Send email query to J Selak (ECM) related to water infiltration and implementation of recommended approach for managing water penetration in Blocks G, H & I Memo; Receive/review KP Works - Change Order #2 from A Giannaris (ECM), forward same to R DiStefano (Camcos) for advice/recommendations;

3/17/2025	TMCELROY	Emails to/from real estate counsel re various matters; Review of correspondence from HCRA and draft form of acknowledgement; Review of amended APS for unit 302; Call with counsel re matters related to amending agreements; Draft response to HCRA and discuss same with counsel, including form of acknowledgement; Review and sign estate trust cheque;	1.40	\$595.00	\$833.00
3/18/2025	BGELMAN	Review and sign amendment to APS; Update from Tom McElroy re lien process and final stages of notices; review and sign customer care ccdc;	0.60	\$645.00	\$387.00
3/18/2025	SPITUCCI	Made revisions to draft Notices of Evaluation for lien claimants Rama, PC Caulking and Direct Underground; Reviewed Notice of Evaluation extensions with correspondence from Claimant to ensure accuracy of AGI's tracking spreadsheet; Meeting with legal counsel to discuss updates on lien claim reviews; Reviewed Core Constructors' CCDC contract with T. Scott with respect to the "effective termination date"	5.90	\$435.00	\$2,566.50
3/18/2025	TSCOTT	Receive/review Glynn Group invoices – submit same to F Sayers for inclusion ion the April 5 draw; Receive/review/execute NOE (Direct UG) – send to R Shah (Counsel) for distribution to claimant; Receive/review response form R DiStefano re KP Works - Change Order #2 including several line item exceptions - send same to ECM for response; Meeting M Juranka (LN) M Wywrot (LCH) T McElroy re amendments to APS; Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; Receive/review assessment of Marketing/Sales memo provided by J Circosta (Camcos) on behalf of T Fiore (CS); Receive/review additional materials form Sutherland Law (Counsel for Edg) submit same for internal analysis; Receive/review/execute NOEs (RAMA & PC Caulking) – send to R Shah (Counsel) for distribution to claimants; Receive/review Jefferson Towns – FCCP CCDC from A Giannaris (ECM) submit same	6.80	\$525.00	\$3,570.00

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to B Gelman for signature; Weekly telcon J Circosta (Camcos); Monitor correspondences related to Lien Claim activities, amendments to APS and other miscellaneous purchaser queries;

3/18/2025	TMCELROY	Final review of Rama Ideal NOE and discuss same with S. Pitucci; Review and update form of Acknowledgment of Control letter provided by HCRA; Email to HCRA rep re same; Call with Michael J. and Michal W. re status of amending APS agreements and next steps re same; Final review of Direct Underground NOE; Comments to S. Pitucci re same; Emails to/from J. Marriott re various matters; Meeting with Receiver and legal counsel to review lien claim and NOEs; Final Review of PC Caulking NOE; Update lien claim summary and send same to CS;	3.90	\$595.00	\$2,320.50
3/19/2025	SPITUCCI	Coordinated with R. Shah to edit Notice of Evaluation for lien claimant Rama; Edited draft Notice of Evaluation for lien claimant PC Caulking; Reviewed additional documentation submitted Mar 14 2025 from lien claimant Mendoza; Meeting with T. Scott and T. McElroy to discuss approach to drafting Notice of Evaluation for Core Constructors Ltd; Prepared draft Notice of Evaluation for Core Constructors Ltd. (11 pages)	5.00	\$435.00	\$2,175.00
3/19/2025	TSCOTT	ECM/LCH/AGI co-ord conference, J Selak, A Giannaris, D DuPerrouzel, M Konstanty (ECM), L Wywrot (LCH) – produce / distribute minutes of same; Follow-up meeting with J Selak (ECM), J Circosta (Camcos) T McElroy to discuss detailed amelioration of water infiltration challenges; Lien claims meeting S Pitucci and T McElroy; Produce a comprehensive analysis of the CM Lien Claim and list of gaps/deficiencies send to J Circosta (Camcos) for advice / recommendations; Receive/review Temp Driveway Required for Occupancy CO from J Selak (ECM) – forward same to A Munoz (Camcos) for advice/recommendations – receive recommendations to reduce \$6,000 in costs if not done a Saturday and seek confirmation from ECM if possible to achieve the same outcome if work is scheduled for Monday; Subsequently receive notice from J Selak that work must be completed on Saturday due to scheduling challenges – direct same to proceed; Receive/review from M Juranka (LN) letter from Counsel representing several purchasers stating all agreements were repudiated due to property subject to "bankruptcy" – [REDACTED] Monitor correspondences related to Lien Claim activities, amendments to APS and other miscellaneous purchaser queries;	6.30	\$525.00	\$3,307.50

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3/19/2025	TMCELROY	Conference call with J. Circosta, J. Selak and T. Scott re water infiltration remediation/monitoring plan; Review and respond to emails from each of LCH and LN; Meeting with T. Scott and S. Pitucci re lien claims review; Email to/from counsel re various matters;	2.30	\$595.00	\$1,368.50
3/20/2025	BGELMAN	Update meeting with Tom McElroy re Lien claim process and NOEs; call with Tom McElroy re termination of agreements by occupants; review occupancy timing memo prepared by Elevate;	0.60	\$645.00	\$387.00
3/20/2025	SPITUCCI	Prepared draft Notice of Evaluation for Core Constructors Ltd. (11 pages)	5.30	\$435.00	\$2,305.50
3/20/2025	TSCOTT	Receive/review update email from insurance broker A Thakar (Purvis) notifying the builders risk policy will be expiring April 1, 2025, and extension not available therefore there is a need to move the substantially completed townhomes to the property policy by April 1 – forward same to M Wywrot (LCH); Receive/review from A Giannaris (ECM) response to concerns related to KP Works - Change Order #2 – direct same to proceed; Receive/review vacant home policy proposal/quote from C Baker (Westland) identify inconsistency related to deductible assignment – request clarification and subsequently receive corrected proposal/quote; Send request to M Wywrot (LCH) to produce/draft the checklist that indicated the elements to be reviewed during the weekly inspections in accordance with the Insurance coverage obligations; Receive/review email query from E Iellimo (Counsel for Leblon) seeking confirmation of payment – reply to same that payment was mailed yesterday; [REDACTED] Provide dimensions of perimeter bulkhead wall partially completed by ODA to A Munoz (Camcos) requesting the provision of an estimate of the labour and materials to produce the same; Produce deliver GL to F Sayers (Glynn); Receive/review completion schedule of POTL units from M Wywrot (LCH) requested by Purves/Redmond – forward same to J Circosta (Camcos) for advice/recommendations; Occupancy Legal meeting R Theriault and J Juranka (LN) R Shah (Counsel) T McElroy; JPLP UPDATE AGI/ELEVATE/LCH/CS meeting;	6.90	\$525.00	\$3,622.50
3/20/2025	TMCELROY	Update meeting with B. Gelman to discuss NOEs, claims process and occupancy of units; Discuss various construction related matters with T. Scott; Emails to/from counsel re amending agreement; Meeting with CS, Elevate, LCH and Receiver; Meeting with counsel to discuss occupancy date and termination of APS agreement by Sabio Law clients and matters related to same; Call with Jerry	2.90	\$595.00	\$1,725.50

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3/21/2025	BGELMAN	Marriott re same; Second call with counsel re same; Review of Sabio Law letter [REDACTED] [REDACTED] [REDACTED]; [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Review and sign amendment for suite 314;	3.40	\$645.00	\$2,193.00
3/21/2025	SPITUCCI	Reviewed email from third party assessment of CCDC-17 contract issues with the lien claimant Core Constructors Ltd.	0.50	\$435.00	\$217.50
3/21/2025	TSCOTT	Meeting related to group of purchasers represented by one counsel R Shah (Counsel), T McElroy; Lenders update meeting; Receive/review draft invoice list from F Sayers (Glynn); Produce/deliver to A Isaac (CS) funding request for April 5 draw; Receive/review request from M Wywrot seeking credentials to populate CCP data at BuilderLink; Receive/review an estimate of the labour and materials to produce perimeter bulkhead wall partially completed by ODA from A Munoz (Camcos)- submit same for internal analysis of ODA's lien claim; Receive/review invoice provided by GM Global – forward same to J Selak (ECM) to verify service provided; Contact L Timmons (Tarion) investigate options for providing Tarion BuilderLink credentials to consultants representing the Receiver – declined; Receive/review analysis of Freehold Completions – March 31 Projection from J Circosta (Camcos) confirming Receiver's compliance with Insurance Obligations; [REDACTED] [REDACTED] [REDACTED] [REDACTED] Monitor correspondences related to Lien Claim activities, amendments to APS and other miscellaneous purchaser queries;	7.20	\$525.00	\$3,780.00
3/21/2025	TMCELROY	[REDACTED] [REDACTED] [REDACTED] Conference call with Elevate, LCH, Lending group, Receiver and CS; Emails (2) to Tarion re Enrollment and access to BuilderLink; Emails (2) to J. Marriott; [REDACTED] [REDACTED] [REDACTED] Prepare summary of Sabio Law clients and circulate to CS; Emails from Elevate and LCH; [REDACTED] [REDACTED] Emails to LN re next steps re APS	5.70	\$595.00	\$3,391.50

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		amendments for purchasers of units 103, 207, 217 and 317; Review APS amendment for unit 314;			
3/22/2025	BGELMAN	Review and approval of bank reconciliation;	0.20	\$645.00	\$129.00
3/23/2025	TMCELROY	Voicemail exchange with J. Marriott; Review of Site Observation Report; Review of correspondence and analysis prepared by J. Circosta re percentage of completion of Freehold Units for insurance purposes; Review of insurance proposal prepared by Purvis Redmand re finished unit policy;	1.20	\$595.00	\$714.00
3/24/2025	BRHODES	February HST return preparation and filing	0.50	\$400.00	\$200.00
3/24/2025	BGELMAN	Call with Jordan Kupinsky; Sign CCDC for Tech Force;	0.20	\$645.00	\$129.00
3/24/2025	SPITUCCI	Meeting with AGI's legal counsel RE: updates to lien claims process reviews; Made edits to draft Notice of Evaluation prepared for Core Constructors Ltd. after review with T. McElroy	3.80	\$435.00	\$1,653.00
3/24/2025	TSCOTT	Receive/review CCDC 17 - Jefferson Towns - Tech Force, identify ~\$8,000 variance to Memo previously provided - forward to J Selak (ECM) for clarification - receive confirmation that contract is a compilation of 2 separate memos - submit same to B Gelman for signature; Receive/review Bell new Business Service 3-year contract - send query to J Selak (ECM) to confirm requirement/reasoning; Receive/review/verify/approve HST filing provided by B Rhodes; Receive/review query from J Selak (ECM) re payment for EIFS trade - advise that Payment Certificate for same needs to be provided before payment issued; Liens claims Legal meeting with K Thavaraj and R Shah (Counsel), S Pitucci and T McElroy; Draft letter identifying/detailing specific deficiencies in Core's lien claim submission - circulate internally and to R Shah (Counsel) for review; Receive/review invoice submitted by SRN and invoice submitted by Suncorp - send to F Sayers (Glynn) to be included in April 5 draw; Occupancy Legal meeting R Theriault and J Juranka (LN) R Shah (Counsel) T McElroy; Receive/review Amplify Masonry CO#4 from J Selak (ECM) forward same to A Munoz (Camcos) for advice/recommendations; Contemporaneous monitoring correspondences related to Lien Claim activities, Taron deliverables, amendments to APS and other miscellaneous purchaser queries;	7.10	\$525.00	\$3,727.50
3/24/2025	TMCELROY	Review and discuss Core Constructors NOE with S. Pitucci; Review of February HST filing; Meeting with Receiver and counsel to review lien claims and NOEs; Emails to/from counsel re various matters; Email to/from insurance broker and insurance consultant; Emails from Elevate re various matters;	3.80	\$595.00	\$2,261.00

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3/25/2025	SPITUCCI	Reviewed draft email to Core Constructors with T. Scott; Reviewed additional submissions made by lien claimant Mendoza on March 14 2025; Revised Notice of Evaluation for Oakdale Drywall with T. Scott for review by T. McElroy; Sent revised Notice of Evaluation for Oakdale Drywall to legal counsel for review	3.80	\$435.00	\$1,653.00
3/25/2025	TSCOTT	Receive / review from A Munoz (Camco) for advice to proceed with Amplify Masonry CO#4- forward same to ECM to proceed; Send email request to A Munoz (Camcos) to delineate the materials and hours estimated to build the partial perimeter bulkhead walls in underground parking garage; Meeting with S Pitucci, produced amended NOE for ODA informed by additional documentation received from Claimant and Estimate for partial works received from Camcos; Collate/produce letter identifying/detailing specific deficiencies in Core's lien claim submission with S Pitucci for R Shah delivery to claimant's Counsel; Receive follow-up response from L Timmons (Tarion) notifying that only the Receiver has access to the BuilderLink portal to populate CCP data - forward same to M Wywrot requesting he provide required data for the Receiver to populate; Receive/review email query from POTL purchaser (via LCH) seeking copies of deposit cheques - advise same that the Receiver is not in possession of copies of cheques; Receive/review email from M Juranka (LN) seeking direction related to confusing requests provided in digitize record of voicemail from purchaser - direct same to call purchaser and determine their wishes/needs/concerns and ask the purchaser to send their "asks" in writing for review/consideration; Weekly call J Circosta (Camcos); Contemporaneous monitoring correspondences related to Lien Claim activities, Tarion deliverables, amendments to APS and other miscellaneous purchaser queries; Receive/review Amplify Masonry CO#3 & CO#4 received from A Giannaris (ECM) - submit CO#4 to B Gelman for signature and investigate variance is supporting memo for CO#3 with ECM;	7.80	\$525.00	\$4,095.00
3/25/2025	TMCELROY	Email to/from counsel re various matters; Review redline version of draft NOE for Core Constructors and comments to S. Pitucci re same; Email to/from J. Marriott; Review of draft version of NOE for Oakdale Drywall; Discuss various constructions related matters with T. Scott; Review of emails from Elevate, LCH, CS, Camcos, lenders and others;	2.10	\$595.00	\$1,249.50
3/26/2025	BGELMAN	Review and sign change order; Review and sign KP change order;	0.20	\$645.00	\$129.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
250 Ferrand Drive, Suite 403
Toronto, ON

INVOICE

Invoice Date: Mar 31, 2025
Invoice Num: 4602
Billing Through: Mar 31, 2025
File ID: JEFFERSONPROPERTIES

3/26/2025	SPITUCCI	Reviewed additional proof of claim submission from Mendoza (94 pages), including performing the tracing of labourers' cheques to bank statements provided	2.00	\$435.00	\$870.00
3/26/2025	TSCOTT	Receive/review urgent request from R Debergh (LCH) to complete permit transfer form and produce Request to Reassign the Ownership of All Permit Applications letter – direct LCH to complete the proffered form for Receiver's review an draft letter for internal review; Send email request to A Giannaris (ECM) seeking record of Amplify Masonry CO#3 approval by Receiver – subsequently receive Memo supporting CO#3 – submit to B Gelman for signature; Receive/review payment request from M Mammoliti (All Can Doors) direct same to send payment requests to ECM – Construction Manager; Receive/review CCP Data in .pdf format from H Lafleur (LCH); Extract CCP data report from BuilderLink portal and send table to H Lafleur (LCH) to complete missing information – including request to M Wywrot (LCH) to review and confirm complete and accurate before submitting to the Tarion BuilderLink platform; Permit transfer meeting M&L Wywrot (LCH), J Selak (ECM), R Shah (Counsel), R Theriault and M Juranka (LN), T McElroy; Contemporaneous monitoring correspondences related to Lien Claim activities, Tarion deliverables, amendments to APS and other miscellaneous purchaser queries; Receive/review invoices from SRN & JD Barnes – submit to F Sayers (Glynn) for inclusion in the April 5 payment list;	7.10	\$525.00	\$3,727.50
3/26/2025	TMCELROY	Review of application to transfer permits prepared by LCH; Discuss same with counsel; Draft letter to City of Richmond Hill re same; Attend meeting with LCH re transfer of permits;	1.20	\$595.00	\$714.00
3/27/2025	SPITUCCI	Reviewed additional proof of claim submission from Mendoza (94 pages), including performing the tracing of labourers' cheques to bank statements provided	4.50	\$435.00	\$1,957.50
3/27/2025	TSCOTT	Receive/review quote for the moisture and mold assessment from J Selak – reply with request for the consultant to provide a quote that includes the basements; Receive/review CCP Tarion data provided by M Wywrot (LCH) – data not provided in format requested reject for LCH rework; Receive/review reworked CCP data from LCH – reject due to incomplete / inaccurate request rectification and resend; Subsequently receive/review reworked CCP data from M Wywrot – identify inaccurate/incomplete (addresses, unit #s, postal codes) – reject rectification and resend; Subsequently receive remediated data produce CCP package and send to M Wywrot (LCH) for	7.40	\$525.00	\$3,885.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
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INVOICE

Invoice Date: Mar 31, 2025
Invoice Num: 4602
Billing Through: Mar 31, 2025
File ID: JEFFERSONPROPERTIES

		review; Receive/review from Taron statement of charges from enrolment fee adjustments related to the actual selling prices resulting in an adjustment of the fees – query same with L Timmons (Taron) – confirm payment required – produce cheque req for payment; Lenders update meeting; Contemporaneous monitoring correspondences related to Lien Claim activities, Taron deliverables, amendments to APS and other miscellaneous purchaser queries;			
3/27/2025	TMCELROY	Email to City Inspector re appointment of Receiver; Email to lenders re amending agreement re unit 103; Conference call with Serge C. re amending agreement for unit 103; Conference call with Receiver, LCH, Elevate, Receiver's counsel, CS and lending group;	1.40	\$595.00	\$833.00
3/28/2025	BGELMAN	Review and sign 23 Certificate of full completion documents to be held pending completion; Review and sign amendment for APS suite 214; Update on matters dealing with occupancy certificate and next steps from AGI team;	0.70	\$645.00	\$451.50
3/28/2025	DCHERNIAK	Prepared cheques;	3.00	\$300.00	\$900.00
3/28/2025	TSCOTT	Re-produce additional CCP documents to include additional data and submit to M Wywrot (LCH) for review -m subsequently receive conformation that CCPs are error free; Occupancy Legal meeting R Theriault and J Juranka (LN) R Shah (Counsel) T McElroy; Multiple CS/Lender/ECM/LCH conferences related to occupancy certificate challenges; Submit CCP package for to M Juranka for review – receive response from same listing unit/level incongruencies that will require follow-up correction - subsequently submit same to B Gelman for signature – send to M Juranka for distribution; Receive/collate utilities bills (x87) produce cheque req; Contemporaneous monitoring correspondences related to Lien Claim activities, Taron deliverables, amendments to APS and other miscellaneous purchaser queries;	8.10	\$525.00	\$4,252.50
3/28/2025	TMCELROY	Review and respond to correspondence from counsel re Rama NOE; Call with counsel re notices to purchasers post Mar 28; Conference call with counsel, Elevate/LCH and lending group; Emails from Elevate; Emails to/from city Inspector; Internal discussion with T. Scott re various matters; Review of suite 214 APS amendment;	2.40	\$595.00	\$1,428.00
3/30/2025	TMCELROY	Prepare Receiver's Borrowings Certification; Email to lender re same; Email to counsel re increase to receiver's borrowings; Review and sign estate trust cheques (3);	0.90	\$595.00	\$535.50
3/31/2025	SPITUCCI	Catalogued email correspondence related to lien claims review; Meeting with T. McElroy and T. Scott	4.80	\$435.00	\$2,088.00

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
250 Ferrand Drive, Suite 403
Toronto, ON

INVOICE

Invoice Date: Mar 31, 2025
Invoice Num: 4602
Billing Through: Mar 31, 2025
File ID: JEFFERSONPROPERTIES

		to review analysis performed on lien claimant Mendoza's March 14 2025 additional submission; Updated notices of evaluation for lien claimants Lumber City and Stephenson's Rental and circulated to AGI's legal counsel			
3/31/2025	TSCOTT	Telcon A Munoz (Camcos) re status of Occupancy Certificates; Lien Claims meeting S Pitucci and T McElroy; Telcon D Presta, E Iellimo (Lien Claimant Counsel) to discuss settlement; Telcon F Sayers (Glynn) review April 5 Draw payments; Lien claims legal meeting K Thavaraj, R Shah, S Pitucci, and T McElroy; Receive/ review email from M Juranka (LN) re purchaser intent on April 1, occupancy; Telcon with J Circosta (Camcos) re same; purchaser intent on April 1, occupancy; Send email to M Wywrot (LCH) confirming reasons for precluding occupancy and possibility of accommodating; Receive/review email from M Juranka (LN) re CCPs for units with delayed occupancy dates - telcon with same advising requirement for Tarion CSR to edits missing/erroneous data and expected remedy April 1; Contemporaneous monitoring correspondences related to Lien Claim activities, Tarion deliverables, amendments to APS and other miscellaneous purchaser queries;	6.20	\$525.00	\$3,255.00
3/31/2025	TMCELROY	Review and sign estate trust cheque; Internal meeting with T. Scott and S. Petucci to review Lien Documentation provided by Royal Welders; Meeting with Receiver and counsel to review lien claim NOEs to be issued and discuss other lien related matters; Review and respond to correspondence from Anne Dmytriw (HCRA); Emails to/from counsel re various matters; Correspondence from LCH re occupancy of units;	2.70	\$595.00	\$1,606.50

Total Fees: \$164,553.50

Receiver of Jefferson Properties Limited Part et al
c/o Albert Gelman Inc. in its capacity as Court Receiver
250 Ferrand Drive, Suite 403
Toronto, ON

INVOICE

Invoice Date: Mar 31, 2025
Invoice Num: 4602
Billing Through: Mar 31, 2025
File ID: JEFFERSONPROPERTIES

HST/GST: \$21,391.96

Summary by Staff:

Borden Rhodes
Bryan A Gelman
Dan Woo
Daphna Cherniak
Robert Bubnic
Steven Pitucci
Terry Scott
Tom McElroy

<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
0.50	\$400.00	\$200.00
9.20	\$645.00	\$5,934.00
0.40	\$615.00	\$246.00
9.10	\$300.00	\$2,730.00
0.10	\$350.00	\$35.00
91.80	\$435.00	\$39,933.00
144.70	\$525.00	\$75,967.50
66.40	\$595.00	\$39,508.00

Disbursements:

Taxable Disbursements

PHOTOCOPIES: \$2.50
POSTAGE: \$56.10

Total Expenses: \$58.60

HST/GST: \$7.63

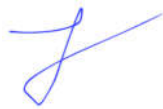
Amount Due This Invoice: **\$186,011.69**

Invoice Summary:

TOTAL FEES AND DISBURSEMENTS:	\$164,604.47
TOTAL HST/GST:	\$21,399.59
TOTAL AMOUNT DUE:	\$186,011.69

This invoice is due on 2025-04-30
HST Registration # 83741 9514 RT0001

This is Exhibit "C" referred to in the Affidavit of
Bryan Gelman, sworn before me on
April 4, 2025



Thomas John McElroy, a Commissioner, etc.,
Province of Ontario, for Albert Gelman Inc.
Expires February 14, 2028

Albert Gelman Inc.
In its capacity as Receiver and Manager of
2011836 Ontario Corp. and Jefferson Properties Limited Partnership
And not in its personal or corporate capacity
Statement of Accounts

Exhibit C

Staff member	Position	Hours worked	Hourly rate¹	Avg. Hourly rate	Total
			(\$)	(\$)	(\$)
Bryan Gelman, CIRP, LIT	Senior Managing Director	127.6	615 - 645	622.71	79,458.00
Dan Woo, CPA, CMA, CIRP, LIT	Managing Director	35.5	615	615.00	21,832.50
Tom McElroy, CPA, CA, CBV, CIRP, LIT	Managing Director	423.2	575 - 595	584.49	247,356.00
Adam Zeldin, CPA, CA, CIRP, LIT	Managing Director	0.4	470	470.00	188.00
Terry Scott, CPA, CMA, MBA	Senior Associate	905.4	525	525.00	475,335.00
Suzette Warner, CFE, CPA, CGA, FCCA	Senior Associate	0.7	465	465.00	325.50
Steven Pitucci, CPA, CA	Associate	361.3	335 - 435	414.91	149,905.50
Borden Rhodes	Associate	12.7	300 - 400	313.39	3,980.00
Mahmood Shafique	Associate	0.2	385	385.00	77.00
Ivy Chen	Associate	0.4	350	350.00	140.00
Robert Bubnic	Estate Administrator	0.8	335 - 350	340.63	272.50
Laurianne Valteau	Estate Administrator	0.1	330	330.00	33.00
Nicole Monks	Estate Administrator	1.3	325 - 350	344.23	447.50
Daphna Cherniak	Estate Administrator	17.1	200 - 300	261.99	4,480.00
Ashely Robinson	Estate Administrator	0.6	335	335.00	201.00
		1,887.3		521.40	984,031.50

(1) Effective January 1, 2025, the hourly rates of Bryan Gelman, Tom McElroy, Steven Pitucci, Borden Rhodes, Robert Bubnic, Nicole Monks and Daphna Cherniak increased by \$30, \$20, \$100, \$100, \$15, \$15 and \$100, respectively.

APPENDIX F

Court File No. CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

-and-

2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
1000162801 ONTARIO CORP., AMERICAN CORPORATION
and 1000199992 ONTARIO CORP.

Respondents

**APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED**

**AFFIDAVIT OF BEATRICE LOSCHIAVO
(Sworn April 3, 2025)**

I, Beatrice Loschiavo, of the Town of Toronto, in the Province of Ontario, **MAKE OATH
AND SAY:**

1. I am an assistant at the law firm of Paliare Roland Rosenberg Rothstein LLP (“**Paliare Roland**”). I have personal knowledge of the matters to which I hereinafter refer.
2. Paliare Roland has provided legal services to and incurred disbursements on behalf of the Receiver. The detailed invoices attached hereto and marked as **Exhibit “A”** are dockets (the “**Dockets**”) which set out Paliare Roland’s fees and disbursements from January 1, 2025 to March 31, 2025. The Dockets describe the services provided and the amounts charged by Paliare Roland.
3. The following is a summary of the professionals whose services are reflected in the Dockets, including hourly rates, fees billed, hours billed and the average hourly rate

charged by Paliare Roland. The hourly rates charged are the usual hourly rates charged by Paliare Roland for the listed professionals for this type of matter.

Professional	Hourly Rate	Hours Billed	Fees Billed
Jeff Larry	\$950/hr	8.50	\$8,835.00
Ryan Shah	\$500/hr	102.80	\$59,110.00
Kartiga Thavaraj	\$600/hr	33.9	\$22,035.00
Jacqueline Cummins	\$275/hr	0.30	\$84.00
Pooja Patel	\$275/hr	4.70	\$1,292.50
Emma Workman	\$275/hr	4.00	\$1,100.00
Subtotal			\$92,456.50

4. Inclusive of HST and disbursements, the total amount of the Dockets are **\$104,642.53**.

SWORN remotely by Beatrice Loschiavo at)
the City of Toronto, in the Province of)
Ontario before me, on this 3rd day of April)
2025 in accordance with O. Reg. 431/20,)
Administering Oath or Declaration)
Remotely)



A Commissioner for taking Affidavits



BEATRICE LOSCHIAVO

Andrew Sanghyun Park, a Commissioner, etc .
Province of Ontario, while a Student-at-Law
Expires April 17, 2026.

This is **Exhibit "A"**

Referred to in the Affidavit of Beatrice Loschiavo
Affirmed remotely before me this 3rd day of April, 2025



A Commissioner for Taking Affidavits (or as may be)

Andrew Sanghyun Park, a Commissioner, etc .
Province of Ontario, while a Student-at-Law.
Expires April 17, 2026.

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

January 31, 2025
Invoice No.: 132657
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending January 31, 2025:

OUR FEES	\$ 22,921.50
Total HST	<u>2,979.80</u>
INVOICE TOTAL	<u><u>\$ 25,901.30</u></u>

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per:



Jeffrey Larry

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

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Suite 125
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January 31, 2025
Invoice No.: 132657
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending January 31, 2025:

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
10/12/24	JL	Review and revise draft report; discussion with R. Shah;	950.00	0.90	855.00
06/01/25	RS	Call with T. McElroy re. construction lien issues; email T. Scott re. meeting to discuss settlement strategy;	575.00	0.20	115.00
07/01/25	RS	Draft letter agreement re. reliance issue; meet with T. Scott re. settlement tasks; emails to lien claimants counsel re. same; call J. Frustaglio re. potential resolution of lien claims;	575.00	1.10	632.50
08/01/25	RS	Email to M. Juranka; email to lien claimant re. settlement discussion; prepare report;	575.00	0.40	230.00
09/01/25	JL	Meeting with R. Shah;	1,050.00	0.30	315.00
09/01/25	RS	Prepare report draft; review email from T. Scott; meet with J. Larry re. receiver name issue; email defendant in Ideal action re. statement of defence;	575.00	0.90	517.50

ERRORS AND OMISSIONS EXCLUDED TERMS: DUE UPON RECEIPT. AMOUNTS ARE STATED IN CANADIAN DOLLARS UNLESS OTHERWISE INDICATED.
INTEREST AT THE RATE OF 4% PER ANNUM WILL BE CHARGED ON ALL AMOUNTS NOT PAID WITHIN ONE MONTH FROM THE DATE OF THIS INVOICE.
HARMONIZED SALES TAX REGISTRATION NUMBER 88366 4518 RT 0001

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
11/01/25	JL	Discussion with R. Shah; revise letter to Torkin Manes; correspondence; review and revise report;	1,050.00	1.10	1,155.00
11/01/25	RS	Draft fourth report;	575.00	0.50	287.50
13/01/25	RS	Email S. Thom re. reliance agreement; email T. McElroy re. meeting to discuss marketing; review law on AVO for non-existent transactions; review and revise report; w/o prejudice call with lien claimant's counsel; report to T. Scott re. same; review lien claim; email lien claimant's counsel re. same;	575.00	1.50	862.50
14/01/25	RS	Meet with A. Grossi re. lien claim resolution; meet with receiver and T. Fiore re. fourth report; review email re. HCRA complaints;	575.00	0.90	517.50
15/01/25	RS	Review HCRA complaint; email assistant re. fee affidavit; email to J. MacLellan re. occupancy dates and matter status;	575.00	0.50	287.50
16/01/25	RS	Review updated fee affidavit; email T. McElroy re. HCRA complaint;	575.00	0.10	57.50
17/01/25	KT	Email correspondence with clients; review documents;	650.00	0.40	260.00
20/01/25	JL	Meeting with R. Shah; email;	1,050.00	0.50	525.00
20/01/25	RS	Draft report; email S. Thom re. reliance agreements; email J. Larry and K. Thavaraj re. condo creation issue; meet with T. McElroy and T. Fiore; email to J. Bozzo; call J. Bozzo; meet with J. Larry re.	575.00	1.50	862.50

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		AVOs; email advisors re. meeting to discuss condo creation;			
21/01/25	JL	Discussion re: lien claims;	1,050.00	0.40	420.00
21/01/25	RS	Meet with K. Thavaraj re. lien issues; meet with clients re. same; meet with advisors re. condo creation issues; revise fourth report; various correspondence with client;	575.00	2.90	1,667.50
21/01/25	KT	Attend call with clients; review lien claims;	650.00	2.50	1,625.00
22/01/25	RS	Research re. interest on liens; email client re. same; prepare ecobarriers settlement materials; email J. MacLellan; revise notice to purchasers;	575.00	1.70	977.50
23/01/25	RS	Research re. regulations and receivers; email court re. same; email client re. Eco Barriers; email to K. Thavaraj re. same; review statement of defence of S. Nada;	575.00	1.30	747.50
23/01/25	KT	Email correspondence; review documents relating to contracts;	650.00	0.30	195.00
24/01/25	RS	Email to lien claimants counsel re. settlement; review and revise hearing request form; prepare aide memoire re. same; attend HCRA meeting; prepare Eco Barriers settlement materials; email T. Scott re. same; call T. Scott re. same; call with K. Thavaraj re. same;	575.00	2.60	1,495.00
24/01/25	KT	Review claim for lien documentation for various lien claimants;	650.00	0.60	390.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
25/01/25	KT	Review and revise minutes of settlement on Eco Barriers;	650.00	0.20	130.00
26/01/25	RS	Review and revise minutes of settlement re. Eco Barriers;	575.00	0.40	230.00
27/01/25	JC	Email with R. Shah; conducting corporate search;	280.00	0.30	84.00
27/01/25	RS	Review and revise minutes of settlement; email to T. Scott re. same;	575.00	1.30	747.50
27/01/25	KT	Review claim for lien of Mendoza;	650.00	0.20	130.00
28/01/25	RS	Email client re. meeting; email S. Thom re. disclaimer of Reliance agreements; attend scheduling hearing; attend meeting re. lien claims; review draft notice of evaluation; emails with lien claimants; draft form of PO;	575.00	2.80	1,610.00
28/01/25	KT	Review Lumber City and Mendoza claims; consider multiple claims on one claim for lien document; attend call with clients; responses to clients;	650.00	2.90	1,885.00
29/01/25	JL	Correspondence with R. Shah;	1,050.00	0.20	210.00
29/01/25	RS	Email J. Larry re. Reliance issue; meet with J. MacLellan; meet with K. Thavaraj re. lien claim;	575.00	1.00	575.00
29/01/25	KT	Consider issue of multiple lien claims on one instrument;	650.00	0.30	195.00
30/01/25	RS	Review and revise form of purchase order; call with M. Ruberto re. resolution; email to	575.00	2.60	1,495.00

Invoice No.: 132657
 Our File No.: 36410-101846
 Page No.: 5

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		clients seeking instruction on same;			
31/01/25	RS	Draft settlement materials re. Cooper Equipment; correspondence re. same; email to client re. Ideal action; emails to Loopstra Nixon re. AVO; email to Lumber City's counsel re. additional documents;	575.00	1.10	632.50

TIME SUMMARY

MEMBER	HOURS	RATE	VALUE
Thavaraj, Kartiga (KT)	7.40	650.00	4,810.00
Shah, Ryan (RS)	25.30	575.00	14,547.50
Cummins, Jacqueline (JC)	0.30	280.00	84.00
Larry, Jeffrey (JL)	3.40	1,023.53	3,480.00
	<u>36.40</u>		

OUR FEES \$ 22,921.50
 HST at 13% 2,979.80

INVOICE TOTAL \$ 25,901.30

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

January 31, 2025
Invoice No.: 132657
Our File No.: 36410-101846

RE: Jefferson

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

OUR FEES	\$ 22,921.50
Total HST	<u>2,979.80</u>
INVOICE TOTAL	<u><u>\$ 25,901.30</u></u>

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

February 28, 2025
Invoice No.: 133367
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending February 28, 2025:

OUR FEES	\$ 27,095.00
Total Disbursements subject to HST	146.42
Total HST	<u>3,541.38</u>
INVOICE TOTAL	<u><u>\$ 30,782.80</u></u>

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per:



Jeffrey Larry

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

February 28, 2025
Invoice No.: 133367
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending February 28, 2025:

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
01/02/25	RS	Review and revise stat dec for Tarion; email to client re. lumber city lien claim; email to client re. Ideal action;	575.00	0.40	230.00
02/02/25	RS	Email A. Grossi re. lien documents; email T. Scott re. PO form;	575.00	0.20	115.00
03/02/25	RS	Email C. Belsito re. settlement offer; review name search; review and revise Eco Barriers settlement; review email from T. Scott; prepare JCL settlement materials;	575.00	1.30	747.50
03/02/25	KT	Research and consider ramifications of multiple lien claims on one instrument; reporting note to clients;	650.00	1.00	650.00
04/02/25	RS	Meet re. lien claims process; call with T. Scott re. Eco Barriers settlement; email re. same; email J. Frustaglio re. settlement;	575.00	2.30	1,322.50
04/02/25	KT	Review documents and Mendoza claim for lien;	650.00	4.10	2,665.00

ERRORS AND OMISSIONS EXCLUDED TERMS: DUE UPON RECEIPT. AMOUNTS ARE STATED IN CANADIAN DOLLARS UNLESS OTHERWISE INDICATED.
INTEREST AT THE RATE OF 4% PER ANNUM WILL BE CHARGED ON ALL AMOUNTS NOT PAID WITHIN ONE MONTH FROM THE DATE OF THIS INVOICE.
HARMONIZED SALES TAX REGISTRATION NUMBER 88366 4518 RT 0001

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		prepare for and attend weekly call with clients to discuss process and lien claims; review and revise correspondence for information request to Mendoza;			
05/02/25	RS	Research re. legal fees and liens issues;	575.00	0.40	230.00
05/02/25	KT	Email correspondence;	650.00	0.20	130.00
06/02/25	RS	Attend investors meeting;	575.00	0.60	345.00
06/02/25	KT	Correspondence with clients regarding lien claimants;	650.00	0.20	130.00
07/02/25	RS	████████████████████	575.00	0.30	172.50
07/02/25	KT	Email correspondence with clients;	650.00	0.10	65.00
10/02/25	RS	Meet with Berkley re. bond proposal;	575.00	0.60	345.00
11/02/25	RS	Meet with client re. lien process;	575.00	1.00	575.00
11/02/25	KT	Attend call with clients to discuss updates on lien claims;	650.00	1.10	715.00
12/02/25	RS	Review email from real estate counsel;	575.00	0.10	57.50
12/02/25	KT	Correspondence with clients regarding discharge; review plan with respect to Performance;	650.00	0.10	65.00
13/02/25	RS	Call with T. McElroy re. notice of evaluation; research re. legal fees in insolvency claims;	575.00	1.00	575.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
14/02/25	RS	Review request from T. Scott re. return of deposit; draft email re. same;	575.00	0.50	287.50
18/02/25	RS	Various emails with client re. lien claims; prepare settlement materials for lien claims; email same; review lien documentation;	575.00	2.00	1,150.00
18/02/25	KT	Correspondence with clients;	650.00	0.30	195.00
19/02/25	RS	Various meetings with client; review deposit trust agreement; various emails to lien claimants re. resolution of lien claims;	575.00	4.20	2,415.00
19/02/25	KT	Call with R. Shah; call with clients;	650.00	1.20	780.00
20/02/25	RS	Meet with client re. Wyse agreement; meet with client re. lien claims issues; call to counsel for PC Caulking; email Cooper Equipment's counsel re. settlement;	575.00	1.80	1,035.00
21/02/25	JL	Review and consider letter from counsel to purchasers; correspondence with R. Shah re same;	1,050.00	0.30	315.00
21/02/25	RS	Various tasks re. lien claims process;	575.00	0.40	230.00
24/02/25	RS	Review emails re. requested release; review Wyse agreement; review letter to purchasers' counsel; review proposed email by M. Juranka; construction lien meeting; meet re. Wyse agreement; email to client re. language for notices of evaluation;	575.00	2.50	1,437.50

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
24/02/25	KT	Call with clients to review claims;	650.00	0.50	325.00
25/02/25	RS	Draft letter re. LOC; review NOEs; prepare settlement materials for JCL and OTD; call T. Scott and T. McElroy re. Leblon offer; call E. Lellimo re. same; email E. Lellimo re. same; email C. Belsito re. JCL and OTD settlement; review legal fees in lien claims; review core claim; review PC Caulking claim;	575.00	2.70	1,552.50
25/02/25	KT	Review lien claims for validity;	650.00	2.70	1,755.00
26/02/25	RS	Email S. Pitucci re. core claim; email counsel re. same; email re. Wyse agreement; email client re. settlements; call with S. Cosmin and T. McElroy re. LOC; [REDACTED] [REDACTED] [REDACTED] [REDACTED]	575.00	2.20	1,265.00
27/02/25	RS	Various and extensive correspondence re. lien claims; attend meeting re. Tarion security; draft Leblon settlement materials;	575.00	2.40	1,380.00
28/02/25	RS	Draft Leblon settlement; [REDACTED] [REDACTED] [REDACTED] emails re. Wyse agreement;	575.00	1.70	977.50
28/02/25	KT	Review claims for lien for validity; call with clients;	650.00	4.40	2,860.00

Invoice No.: 133367
 Our File No.: 36410-101846
 Page No.: 5

TIME SUMMARY

MEMBER	HOURS	RATE	VALUE
Thavaraj, Kartiga (KT)	15.90	650.00	10,335.00
Shah, Ryan (RS)	28.60	575.00	16,445.00
Larry, Jeffrey (JL)	0.30	1,050.00	315.00
	<u>44.80</u>		

OUR FEES \$ 27,095.00
 HST at 13% 3,522.35

Taxable Disbursements:

03/02/25	Execution Searches Re: CSP Voucher No. 38364 for Invoice No. 6442072 issued by: (130)CIBC	30.00
03/02/25	Execution Searches Re: CSP Voucher No. 38363 for Invoice No. 6442145 issued by: (130)CIBC	50.11
12/02/25	Execution Searches Re: CSP Voucher No. 38374 for Invoice No. 6459578 issued by: (130)CIBC	51.31
18/02/25	Execution Searches Re: CSP Search Voucher No. 38447 for Invoice No. 6466359 issued by: (130)CIBC	9.00
27/02/25	Execution Searches Re: CSP Voucher No. 38530 for Invoice No. 6482109 issued by: (130)CIBC	3.00
28/02/25	Execution Searches Re: CSP Voucher No. 38532 for Invoice No. 64837333 issued by: (130)CIBC	3.00

Total Disbursements 146.42
 HST at 13% 19.03

INVOICE TOTAL **\$ 30,782.80**

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

February 28, 2025
Invoice No.: 133367
Our File No.: 36410-101846

RE: Jefferson

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

OUR FEES	\$ 27,095.00
Total Disbursements subject to HST	146.42
Total HST	<u>3,541.38</u>
INVOICE TOTAL	<u><u>\$ 30,782.80</u></u>

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

March 31, 2025
Invoice No.: 134104
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending March 31, 2025:

OUR FEES	\$ 42,440.00
Total Disbursements subject to HST	1.09
Total HST	<u>5,517.34</u>

INVOICE TOTAL	<u><u>\$ 47,958.43</u></u>
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PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per:



Jeffrey Larry

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

March 31, 2025
Invoice No.: 134104
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending March 31, 2025:

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
03/02/25	JL	Discussion with W. Greenspoon; confer with R. Shah; correspondence with W. Greenspoon;	1,050.00	0.40	420.00
02/03/25	RS	Review status of claimed legal fees in lien claims process; email claimant's counsel re. same;	575.00	0.20	115.00
03/03/25	RS	Review various email correspondence; email to J. MacLellan re. condo occupancy; LCP meeting; email M. Muscolino re. further document requests; call with J. MacLellan re. Tarion bond; [REDACTED] [REDACTED] review and revise NOEs; [REDACTED] [REDACTED] [REDACTED] [REDACTED]	575.00	4.00	2,300.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
20/03/25	JL	Confer with R. Shah; consifer bond issue;	1,050.00	0.90	945.00
03/03/25	KT	Review lien claimant documents and fill in chart; draft email to clients with advice and next steps;	650.00	2.90	1,885.00
03/03/25	JL	Email correspondence;	1,050.00	0.40	420.00
04/03/25	JL	Conference with R. Shah; consider issues;	1,050.00	1.10	1,155.00
04/03/25	RS	Meet with Wyse's counsel; revise and Wyse agreement; meet with J. Larry re. same; review revisions to minutes of settlement re. Leblon; email re. same; review legal invoices from M. Cooper; [REDACTED] [REDACTED] [REDACTED] [REDACTED]; emails re. NOEs; emails to lien claimants 'counsel;	575.00	3.20	1,840.00
31/03/25	JL	Correspondence re: stay and hearing;	1,050.00	0.30	315.00
04/03/25	KT	Email correspondence to counsel for joint lien claimants R. Kennelly;	650.00	0.50	325.00
10/03/25	JL	Call with R. Shah; consider security issues;	1,050.00	0.40	420.00

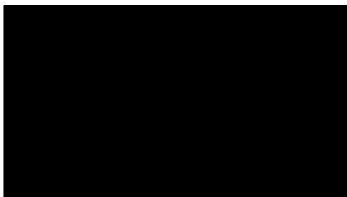
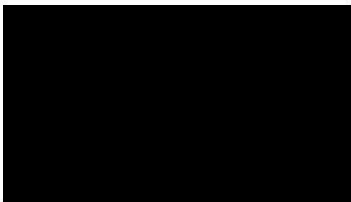
DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
05/03/25	RS	██████████ ██████████ ██████████████████ ██████████████████ ██████████████████ ██████████ ██████████████████ review and revise Wyse agreement; attend lien claims meeting; emails re. NOEs;	575.00	3.10	1,782.50
05/03/25	KT	Prepare for and attend call with clients regarding validity of lien claims; email correspondence with lien claimant counsel; email correspondence with clients regarding lien claims;	650.00	2.10	1,365.00
05/03/25	EW	██████████████████ ██████████ ██████████████████ ██████████████████	275.00	2.40	660.00
06/03/25	RS	██████████████████ ██████████████████ revise settlement materials for Leblon; email re. NOE; draft settlement materials re. Fampa;	575.00	1.80	1,035.00
06/03/25	EW	██████████████████ ██████████ ██████████████████ ██████████████████;	275.00	1.60	440.00
07/03/25	RS	Various correspondence re. settlement; various	575.00	0.60	345.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		correspondence re. lien issues; call with T. Scott re. same;			
07/03/25	KT	Email correspondence with lien claimants counsel;	650.00	0.10	65.00
08/03/25	RS	Draft minutes of settlement; [REDACTED] [REDACTED] various tasks re. lien claims process;	575.00	2.20	1,265.00
08/03/25	RS	Various correspondence re. construction liens; [REDACTED] [REDACTED]	575.00	2.70	1,552.50
10/03/25	RS	Email M. Cooper re. potential resolution; prepare minutes of settlement re. Fammpa; [REDACTED] [REDACTED] [REDACTED] various correspondence re. lien issues;	575.00	1.10	632.50
11/03/25	RS	Meet re. construction lien process and water leaking issue; call E. Linn re. potential resolution; correspondence re. Leblon settlement;	575.00	2.60	1,495.00
11/03/25	KT	Email correspondence; consider Direct Underground claim for lien response; call with clients regarding review of all lien claims;	650.00	1.70	1,105.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
12/03/25	RS	Emails re. Rafat settlement; call with homebuyer counsel; meet with J. MacLellan re. Berkley issue; call with R. Calderwood re. legals;	575.00	1.40	805.00
13/03/25	RS	Email J. MacLellan re. Berkley bond; email re. APS; draft legal fee release; review Wyse agreement; call with Wyse team; call T. McElroy re. same; [REDACTED] [REDACTED] [REDACTED] call with E. Linn re. Rafat;	575.00	3.90	2,242.50
14/03/25	RS	[REDACTED] [REDACTED] [REDACTED] [REDACTED] call re. lien claims; review Wyse agreement; email re. agreement with purchasers;	575.00	2.70	1,552.50
16/03/25	RS	Email purchaser re. deposit issue; review NOEs and attend to lien issues;	575.00	0.40	230.00
17/03/25	RS	Various emails re. lien claims process; email to purchaser's counsel re. amendment; review notices of evaluation; review HCRA confirmation; call with	575.00	2.30	1,322.50

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		S. Pitucci re. lien claims;			
17/03/25	KT	Correspondence with R. Shah and clients;	650.00	0.30	195.00
18/03/25	RS	Review Rama interest calculation; various correspondence re. lien claims; lien claims meeting; meeting re. occupancy closings; email to solicitors re. closing; research re. receivership order stay; review NOEs;	575.00	2.20	1,265.00
18/03/25	KT	Call and work regarding lien claims;	650.00	1.10	715.00
19/03/25	RS	Call with S. Pitucci re. NOEs; email re. same; review occupancy license; review letters from Sabio law;	575.00	1.40	805.00
19/03/25	KT	Correspondence with lien claimants;	650.00	0.10	65.00
20/03/25	RS	██████████ ██████████ ██████; call G. Singh; email re. amending agreement for APS; email re. call with G. Singh; meet with client re. purchaser issues; meet with J. Larry re. same; research re. same; call with T. McElroy re. same; call with	575.00	3.70	2,127.50

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		counsel re. same; draft letter re. same;			
21/03/25	JL	Call with R. Shah; review and revise letter; correspondence with B. Gelman; consider issues re closings;	1,050.00	0.80	840.00
21/03/25	PP	[REDACTED] [REDACTED] [REDACTED];	275.00	0.20	55.00
21/03/25	RS	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]; review cost outlines;	575.00	4.30	2,472.50
22/03/25	PP	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	275.00	1.70	467.50
23/03/25	PP	[REDACTED]	275.00	1.00	275.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
24/03/25	JL	Discussion with R. Shah; correspondence; attend call with AGI;	1,050.00	0.50	525.00
24/03/25	RS	Lien claims meeting; research re. stay of proceedings; call re. occupancy issues; review legal fees claimed;	575.00	1.40	805.00
25/03/25	RS	Review Core email; email client re. same; email client re. Sabio law clients; email lien claimant's counsel re. payment issue;	575.00	0.50	287.50
25/03/25	KT	Correspondence with M. Muscolino;	650.00	0.20	130.00
26/03/25	PP		275.00	0.60	165.00
26/03/25	RS	Call with lien claimant's counsel re. legal fees; email lien claimant's counsel re. same; call with T. McElroy re. permit issue; call with M. Juranka	575.00	0.70	402.50
27/03/25	PP		275.00	1.20	330.00
27/03/25	RS	Draft minutes of settlement for Rafat; 	575.00	0.60	345.00

Invoice No.: 134104
 Our File No.: 36410-101846
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DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
28/03/25	RS	Meet with client re. occupancy issues;	575.00	0.40	230.00
31/03/25	RS	Review of lien claim NOEs; lien claim process meetings; review email correspondence re. HCRA; email to Core's counsel; review emails re. termination; email W. Greenspoon re. hearing; various emails re. scheduling hearing;	575.00	1.50	862.50
31/03/25	KT	Correspondence with lien claimants' counsel; call with clients; work on Mendoza and Leblon and other claims; review and revise Lebon consent order; draft email to Mendoza;	650.00	1.60	1,040.00

TIME SUMMARY

MEMBER	HOURS	RATE	VALUE
Patel, Pooja (PP)	4.70	275.00	1,292.50
Thavaraj, Kartiga (KT)	10.60	650.00	6,890.00
Shah, Ryan (RS)	48.90	575.00	28,117.50
Larry, Jeffrey (JL)	4.80	1,050.00	5,040.00
Workman, Emma (EW)	4.00	275.00	1,100.00
	<u>73.00</u>		

OUR FEES \$ 42,440.00
 HST at 13% 5,517.20

Invoice No.: 134104
Our File No.: 36410-101846
Page No.: 10

Taxable Disbursements:

28/02/25	Online research Re: Corporate Search Charges Voucher No. 38552	1.09
	for Invoice No. 209927 issued by: (456)ESC Corporate Services Ltd	
HST at 13%		0.14

INVOICE TOTAL

\$ 47,958.43

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

March 31, 2025
Invoice No.: 134104
Our File No.: 36410-101846

RE: Jefferson

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

OUR FEES	\$ 42,440.00
Total Disbursements subject to HST	1.09
Total HST	<u>5,517.34</u>
INVOICE TOTAL	<u><u>\$ 47,958.43</u></u>

**CAMERON STEPHENS MORTGAGE
CAPITAL LTD.**
Applicant

-and-

2011836 ONTARIO CORP., et al.

Respondents

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

PROCEEDING COMMENCED AT
TORONTO

AFFIDAVIT OF BEATRICE LOSCHIAVO

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP
155 Wellington Street West
35th Floor
Toronto, ON M5V 3H1

Jeffrey Larry (LSO# 44608D)
Tel: 416.646.4330
jeff.larry@paliareroland.com

Lawyers for the Receiver

Court File No. CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

-and-

2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
1000162801 ONTARIO CORP., AMERICAN CORPORATION
and 1000199992 ONTARIO CORP.

Respondents

**APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED**

**AFFIDAVIT OF BEATRICE LOSCHIAVO
(Sworn January 16, 2025)**

I, Beatrice Loschiavo, of the Town of Toronto, in the Province of Ontario, **MAKE OATH
AND SAY:**

1. I am an assistant at the law firm of Paliare Roland Rosenberg Rothstein LLP ("**Paliare Roland**"). I have personal knowledge of the matters to which I hereinafter refer.
2. Paliare Roland has provided legal services to and incurred disbursements on behalf of the Receiver. The detailed invoices attached hereto and marked as **Exhibit "A"** are dockets (the "**Dockets**") which set out Paliare Roland's fees and disbursements from December 2, 2024, to December 31, 2024. The Dockets describe the services provided and the amounts charged by Paliare Roland.
3. The following is a summary of the professionals whose services are reflected in the Dockets, including hourly rates, fees billed, hours billed and the average hourly rate

charged by Paliare Roland. The hourly rates charged are the usual hourly rates charged by Paliare Roland for the listed professionals for this type of matter.

Professional	Hourly Rate	Hours Billed	Fees Billed
Jeff Larry	\$950/hr	2.00	\$1,900.00
Ryan Shah	\$500/hr	17.20	\$8,600.00
Kartiga Thavaraj	\$600/hr	6.00	\$3,600.00
Subtotal			\$14,100.00

4. Inclusive of HST and disbursements, the total amount of the Dockets are **\$15,995.34**.

SWORN remotely by Beatrice Loschiavo at)
the City of Toronto, in the Province of)
Ontario before me, on this 16th day of)
January 2025 in accordance with O. Reg.)
431/20, Administering Oath or Declaration)
Remotely)



A Commissioner for taking Affidavits



BEATRICE LOSCHIAVO

Pooja Bharat Patel, a Commissioner, etc.,
Province of Ontario, while a Student-at-Law.
Expires May 18, 2026.

This is **Exhibit "A"**
Referred to in the Affidavit of Beatrice Loschiavo
Affirmed remotely before me this 16th day of January, 2025



A Commissioner for Taking Affidavits (or as may be)

Peggy Ruth, a Commissioner, c/o.,
Province of Ontario, while a Student-at-Law.
Expires May 18, 2026.

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

December 31, 2024
Invoice No.: 132214
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending December 31, 2024:

OUR FEES	\$ 14,100.00
Total Disbursements subject to HST	55.17
Total HST	<u>1,840.17</u>
INVOICE TOTAL	<u><u>\$ 15,995.34</u></u>

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per:



Jeffrey Larry

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

December 31, 2024
Invoice No.: 132214
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending December 31, 2024:

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
02/12/24	JL	Discussion with K. Thavaraj; email correspondence; consider next steps re Approval and Vesting Orders;	950.00	0.60	570.00
02/12/24	RS	Call with homebuyer re. Tarion; call with T. McElroy re. reliance issue; email S. Thom to schedule motion re. same;	500.00	0.40	200.00
02/12/24	KT	Settlement with Don Fry;	600.00	0.80	480.00
03/12/24	JL	Discussions with K. Thavaraj re lien claims process; correspondence re lien claims process and next steps; discussion re receivership matters;	950.00	0.40	380.00
03/12/24	RS	Draft fourth report; call T. Scott re. HVAC issue; email J. Larry and K. Thavaraj re. email to lien claimants; emails re. scheduling hearing;	500.00	0.20	100.00
03/12/24	KT	Review new order; discuss with S. Astolfo and email with clients; review new lien claims;	600.00	2.20	1,320.00

ERRORS AND OMISSIONS EXCLUDED TERMS: DUE UPON RECEIPT. AMOUNTS ARE STATED IN CANADIAN DOLLARS UNLESS OTHERWISE INDICATED.
INTEREST AT THE RATE OF 4.8% PER ANNUM WILL BE CHARGED ON ALL AMOUNTS NOT PAID WITHIN ONE MONTH FROM THE DATE OF THIS INVOICE.
HARMONIZED SALES TAX REGISTRATION NUMBER 88366 4518 RT 0001

Invoice No.: 132214
 Our File No.: 36410-101846
 Page No.: 2

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		consider proof of claim; review and respond to other email correspondence from clients;			
04/12/24	RS	Call with homebuyer re. Tarion;	500.00	0.10	50.00
04/12/24	KT	Correspondence regarding settlement of lien claims;	600.00	0.40	240.00
05/12/24	RS	Meet with K. Thavaraj re. settlement of liens; email J. Larry re. scheduling hearing; email assistant re. updating service list; review Wyse agreement; email S. Thom re. scheduling hearing;	500.00	0.70	350.00
05/12/24	KT	Email correspondence regarding lien claims settlement;	600.00	0.50	300.00
06/12/24	RS	Review Wyse contract; email client re. information request of Berkley insurance; review and revise hearing request form;	500.00	1.50	750.00
06/12/24	KT	Email correspondence with clients and opposing counsel;	600.00	0.10	60.00
09/12/24	RS	Email assistant re. hearing; call with T. McElroy re. closing dates for condos; draft notice of motion re. reliance disclaimer; emails to receiver re. same; draft report re. same;	500.00	1.20	600.00
09/12/24	KT	Finalize settlement with Don Fry; correspondence with opposing counsel and client;	600.00	0.80	480.00
10/12/24	RS	Email real estate counsel re. meeting; draft fourth report; review DM agreement; meet with client re. lien claims;	500.00	2.30	1,150.00

ERRORS AND OMISSIONS EXCLUDED TERMS: DUE UPON RECEIPT. AMOUNTS ARE STATED IN CANADIAN DOLLARS UNLESS OTHERWISE INDICATED.
 INTEREST AT THE RATE OF 4.8% PER ANNUM WILL BE CHARGED ON ALL AMOUNTS NOT PAID WITHIN ONE MONTH FROM THE DATE OF THIS INVOICE.
 HARMONIZED SALES TAX REGISTRATION NUMBER 88366 4518 RT 0001

Invoice No.: 132214
 Our File No.: 36410-101846
 Page No.: 3

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
11/12/24	JL	Correspondence with R. Shah re lien process;	950.00	0.30	285.00
11/12/24	RS	Review and revise fourth report; email client re. same; email J. Larry and K. Thavaraj re. next steps in lien claims process; call with T. McElroy re. fourth report and DM Contract; email counsel to Lala Glass re. lien claim; report to client re. same; review Glynn Report; review condo disclosure documents; meet with advisors re. same; email assistant re. service list;	500.00	3.20	1,600.00
11/12/24	KT	Correspondence regarding settlement;	600.00	0.20	120.00
12/12/24	RS	Review fee affidavit; email counsel to Lala glass re. claim; review changes to fourth report; email counsel to Rafat re. error in lien; report to client re. same; prepare for meeting re. fourth report; meet re. same; revise fourth report; email T. McElroy re. AVOs; email J. Larry re. same;	500.00	2.40	1,200.00
13/12/24	JL	Meeting with R. Shah re AVO issues; email correspondence;	950.00	0.40	380.00
13/12/24	RS	Email S. Nada re. defence; draft aide memoire; review condo disclosure package; meet with J. Larry re. AVO; call with S. Thom re. motion to disclaim;	500.00	1.20	600.00

Invoice No.: 132214
 Our File No.: 36410-101846
 Page No.: 4

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
14/12/24	RS	Email J. Larry re. condo disclosure review;	500.00	0.10	50.00
16/12/24	RS	Review condo disclosure; email J. Larry re. same; emails re. AVO hearing;	500.00	1.20	600.00
17/12/24	JL	Correspondence internally re lien process issues and settlements;	950.00	0.30	285.00
17/12/24	RS	Various correspondence re. lien claims; meet with client re. same; email to K. Thavaraj re. same; email to J. Larry re. receiver's authority to settle lien claims;	500.00	1.80	900.00
17/12/24	KT	Consider discharges of liens and orders;	600.00	0.20	120.00
20/12/24	RS	Call with T. Scott and K. Thavaraj re. liens;	500.00	0.90	450.00
20/12/24	KT	Call with T. Scott regarding lien claims;	600.00	0.80	480.00

TIME SUMMARY

MEMBER	HOURS	RATE	VALUE
Thavaraj, Kartiga (KT)	6.00	600.00	3,600.00
Shah, Ryan (RS)	17.20	500.00	8,600.00
Larry, Jeffrey (JL)	2.00	950.00	1,900.00
	<u>25.20</u>		

OUR FEES \$ 14,100.00
 HST at 13% 1,833.00

Taxable Disbursements:

Search Disbursement 55.17
 HST at 13% 7.17

INVOICE TOTAL \$ 15,995.34

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

December 31, 2024
Invoice No.: 132214
Our File No.: 36410-101846

RE: Jefferson

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

OUR FEES
Total Disbursements subject to HST
Total HST

\$ 14,100.00
55.17
1,840.17

INVOICE TOTAL

\$ 15,995.34

**CAMERON STEPHENS MORTGAGE
CAPITAL LTD.**
Applicant

-and-

2011836 ONTARIO CORP., et al.

Respondents

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

PROCEEDING COMMENCED AT
TORONTO

AFFIDAVIT OF BEATRICE LOSCHIAVO

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP
155 Wellington Street West
35th Floor
Toronto, ON M5V 3H1

Jeffrey Larry (LSO# 44608D)
Tel: 416.646.4330
jeff.larry@paliareroland.com

Lawyers for the Receiver

Court File No. CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

-and-

2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
1000162801 ONTARIO CORP., AMERICAN CORPORATION
and 1000199992 ONTARIO CORP.

Respondents

**APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED**

**AFFIDAVIT OF BEATRICE LOSCHIAVO
(Sworn December 12, 2024)**

I, Beatrice Loschiavo, of the Town of Toronto, in the Province of Ontario, **MAKE OATH
AND SAY:**

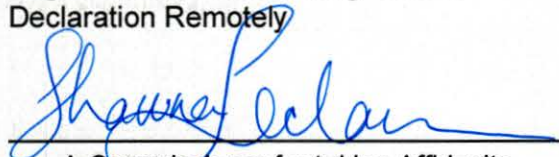
1. I am an assistant at the law firm of Paliare Roland Rosenberg Rothstein LLP ("**Paliare Roland**"). I have personal knowledge of the matters to which I hereinafter refer.
2. Paliare Roland has provided legal services to and incurred disbursements on behalf of the Receiver. The detailed invoices attached hereto and marked as **Exhibit "A"** are dockets (the "**Dockets**") which set out Paliare Roland's fees and disbursements from August 1, 2024 to November 30, 2024. The Dockets describe the services provided and the amounts charged by Paliare Roland.
3. The following is a summary of the professionals whose services are reflected in the Dockets, including hourly rates, fees billed, hours billed and the average hourly rate

charged by Paliare Roland. The hourly rates charged are the usual hourly rates charged by Paliare Roland for the listed professionals for this type of matter.

Professional	Hourly Rate	Hours Billed	Fees Billed
Jeff Larry	\$950/hr	33.50	\$31,825.00
Douglas Montgomery	\$550/hr	2.20	\$1,210.00
Ryan Shah	\$500/hr	93.80	\$46,900.00
Kartiga Thavaraj	\$600/hr	6.90	\$4,140.00
Pooja Patel	\$275/hr	1.20	\$330.00
Deanna Watters	\$275/hr	1.10	\$302.50
Jacqueline Cummins	\$275/hr	1.50	\$412.50
Meredith Francis	\$275/hr	3.80	\$1,045.00
Subtotal			\$86,165.00

4. Inclusive of HST and disbursements, the total amount of the Dockets are **\$98,633.35**

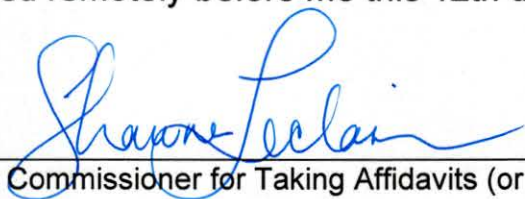
SWORN remotely by Beatrice Loschiavo at)
the City of Toronto, in the Province of)
Ontario before me, on this 12th day of)
December 2024 in accordance with O.)
Reg. 431/20, Administering Oath or)
Declaration Remotely)


A Commissioner for taking Affidavits



BEATRICE LOSCHIAVO

This is **Exhibit "A"**
Referred to in the Affidavit of Beatrice Loschiavo
Affirmed remotely before me this 12th day of December 2024



A Commissioner for Taking Affidavits (or as may be)

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

August 31, 2024
Invoice No.: 129375
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending August 31, 2024:

OUR FEES	\$ 25,860.00
Non Taxable Disbursements	339.00
Total Disbursements subject to HST	134.00
Total HST	<u>3,379.22</u>

INVOICE TOTAL	<u><u>\$ 29,712.22</u></u>
----------------------	-----------------------------------

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per:



Jeffrey Larry

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

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August 31, 2024
Invoice No.: 129375
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending August 31, 2024:

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
03/07/24	JL	Revisions to motion materials for lien claims process;	950.00	0.60	570.00
01/08/24	JL	Calls and correspondence regarding lien claim process and other matters; meeting with R. Shah;	950.00	0.80	760.00
01/08/24	RS	Email B. Loschiavo re. fee affidavit; draft statement of claim for JS action; meet with Tarion; revise ECM contract;	500.00	1.60	800.00
01/08/24	DW	Email from R. Shah; conduct corporate searches: Ideal Developments Inc. and Ideal (JS) Developments Inc.; receipt and review of search results and provide status to R. Shah;	275.00	0.30	82.50
02/08/24	RS	Draft statement of claim re. Ideal promissory notes; email J. Larry re. same; revise ECM contract; email client re. same;	500.00	1.20	600.00
05/08/24	RS	Review SRN contract;	500.00	0.50	250.00

ERRORS AND OMISSIONS EXCLUDED TERMS: DUE UPON RECEIPT. AMOUNTS ARE STATED IN CANADIAN DOLLARS UNLESS OTHERWISE INDICATED.
INTEREST AT THE RATE OF 0% PER ANNUM WILL BE CHARGED ON ALL AMOUNTS NOT PAID WITHIN ONE MONTH FROM THE DATE OF THIS INVOICE.
HARMONIZED SALES TAX REGISTRATION NUMBER 88366 4518 RT 0001

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
06/08/24	RS	Call T. Scott re. disclaimer; email T. Scott re. same; prepare motion record for lien motion; email assistant re. same; review architect contract;	500.00	0.60	300.00
07/08/24	RS	Review motion record; add assistant to caselines; call C. Shammas re. JS action; draft statement of claim re. same;	500.00	0.40	200.00
08/08/24	JC	Meeting with C. Baumtrog and commissioning affidavit;	275.00	0.20	55.00
08/08/24	RS	Email assistant re. service of notice of motion; email client re. Development Management contract; email counsel for lien claimants re. representation; email law clerk re. instruments on title; draft statement of claim for JS action; email client re. same;	500.00	1.00	500.00
09/08/24	JC	Emails with R. Shah; conducting searches and reporting results;	275.00	1.30	357.50
09/08/24	RS	Review counsel to lien claimants; email counsel re. receiver's motion; revise SRN contract;	500.00	0.90	450.00
12/08/24	RS	Review and revise statement of claim re. ideal action; update service list; send same to construction lien claimant counsel; draft factum re. lien claims; research re. same; review and revise SRN contract;	500.00	2.00	1,000.00
13/08/24	JL	Discussion with R. Shah regarding form of construction agreement; review and comment on form of	950.00	1.40	1,330.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		agreement; revise Lien Claims Process Order; correspondence with P. Cho;			
13/08/24	RS	Review development agreement; draft factum for lien claims process motion; email J. Larry re. same; review and revise SRN contract;	500.00	4.10	2,050.00
14/08/24	JL	Various calls and meetings regarding contract provisions for Receiver and lien claims process;	950.00	2.60	2,470.00
14/08/24	RS	Review and revise LCH contract; email J. Larry re. same and SRN contract; various correspondence re. service of Ideal Developments statement of claim; various meetings and correspondence re. lien claims process; revise lien claims process draft order;	500.00	2.30	1,150.00
14/08/24	DW	Instructions from R. Shah; conduct name search in York re: Shajiraj Nadarajalingam; email to R. Shah with update;	275.00	0.30	82.50
15/08/24	JL	Further revisions to lien claims process order; calls with counsel;	950.00	0.70	665.00
15/08/24	RS	Review edits to lien claims order; review letter from lien claimant's counsel; calls with various lien claimants' counsel; review responding record of lien claimant; call with P. Cho re. lien claims process; revise factum;	500.00	1.50	750.00
15/08/24	DW	Email from R. Shah; conduct name search re: Shajiraj	275.00	0.30	82.50

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		Nadarajalingam / Shaji Nada; emails to R. Shah with status updates;			
16/08/24	JL	Discussion with P. Cho; call with Receiver; correspondence; review and consider comments on lien claims process; review and revise factum for motion;	950.00	1.30	1,235.00
16/08/24	RS	Revise draft order re. lien process; revise factum re. same;	500.00	1.60	800.00
17/08/24	JL	Further revisions to Order; call with counsel;	950.00	0.30	285.00
18/08/24	JL	Prepare for motion; calls with counsel; revise Order; call with Receiver;	950.00	1.10	1,045.00
18/08/24	RS	Revise factum re. lien claims process; email J. Larry re. same; meet with counsel to Don Fry Scaffolding re. lien claims process; email service list re. adjournment;	500.00	1.90	950.00
19/08/24	JL	Call with counsel regarding revisions to lien claims process order;	950.00	0.80	760.00
20/08/24	RS	Meet with client and LCH representative; research on Reliance's title to devices on site; draft email to J. Larry re. same;	500.00	1.70	850.00
20/08/24	DW	Instructions from R. Shah; conduct PPSA search re: Jefferson Properties Limited Partnership; receipt and review of search results and provide status to R. Shah;	275.00	0.20	55.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
21/08/24	JL	Meeting with R. Shah re outstanding issues for construction contract and lien claims;	950.00	0.90	855.00
21/08/24	RS	Meet with J. Larry re. lien process order; email client re. same; email J. Larry re. advice on Reliance agreement; meet J. Larry re. same; email client re. same; review T. McElroy's comments on lien claims process order;	500.00	1.40	700.00
22/08/24	RS	Meet with client re. lien claims process order; revise order; email J. Larry re. same;	500.00	0.90	450.00
23/08/24	JL	Discussion and review matters with R. Shah; issues regarding real estate brokers;	950.00	0.60	570.00
23/08/24	RS	Revise draft order; call T. McElroy re. same; email to P. Cho re. same; review and revise Elevate contract;	500.00	1.70	850.00
25/08/24	RS	Review and revise Elevate contract; email client re. same;	500.00	0.50	250.00
26/08/24	RS	Call T. McElroy re. Elevate contract; meet with Elevate re. Elevate contract; email RAR litigation re. invoices; email J. Larry re. disclaimer of agency agreements;	500.00	1.40	700.00
27/08/24	RS	Email T. Scott re. notice to brokers; email P. Cho re. lien claims order; email W. Greenspoon re. hearing date; call with homebuyer re. Tarion warranty; fill out hearing request form; call T. Scott re. transaction with trade; email to T. Scott re. same; email	500.00	0.80	400.00

Invoice No.: 129375
 Our File No.: 36410-101846
 Page No.: 6

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		process server re. affidavits of service; update client re. Ideal Development action;			
28/08/24	RS	Email counsel to receiver of American re. action against Ideal; meet with client re. form of APS; email J. MacLellan re. matter status;	500.00	0.50	250.00
29/08/24	RS	Review P. Cho's comments on lien claims order; draft email to P. Cho re. same; email E. Linn re. lien claims process order; review and revise elevate contract;	500.00	0.70	350.00

TIME SUMMARY

MEMBER	HOURS	RATE	VALUE
Shah, Ryan (RS)	29.20	500.00	14,600.00
Cummins, Jacqueline (JC)	1.50	275.00	412.50
Watters, Deanna (DW)	1.10	275.00	302.50
Larry, Jeffrey (JL)	11.10	950.00	10,545.00
	42.90		

OUR FEES \$ 25,860.00
 HST at 13% 3,361.80

Non Taxable Disbursements:

07/08/24 Filing Fee Re: Filing Fees Voucher No. 36730 for Invoice No. 30072033 issued by: (130)CIBC 339.00

Taxable Disbursements:

31/07/24 ACL Action Commencement Re: ACL5 Licence Fees CL Voucher No. 36570 for Invoice No. 46921 issued by: (557)Korbitec Inc 110.00

09/08/24 Execution Searches Re: CSP Voucher No. 36732 for Invoice No. 6163325 issued by: (130)CIBC 3.00

09/08/24 Execution Searches Re: CSP Search Voucher No. 36731 for Invoice No. 6163184 issued by: (130)CIBC 21.00

Invoice No.: 129375
Our File No.: 36410-101846
Page No.: 7

Total Disbursements	134.00
HST at 13%	17.42
INVOICE TOTAL	\$ 29,712.22

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

August 31, 2024
Invoice No.: 129375
Our File No.: 36410-101846

RE: Jefferson

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

OUR FEES	\$ 25,860.00
Non Taxable Disbursements	339.00
Total Disbursements subject to HST	134.00
Total HST	<u>3,379.22</u>
INVOICE TOTAL	<u><u>\$ 29,712.22</u></u>

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

October 31, 2024
Invoice No.: 130581
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending October 31, 2024:

OUR FEES	\$ 36,097.50
Non Taxable Disbursements	24.00
Total Disbursements subject to HST	51.40
Total HST	<u>4,699.36</u>
INVOICE TOTAL	<u><u>\$ 40,872.26</u></u>

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per:



Jeffrey Larry

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

October 31, 2024
Invoice No.: 130581
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending October 31, 2024:

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
03/09/24	JL	Call with Weir Foulds regarding lien claims process; further revisions to draft Order;	950.00	0.60	570.00
03/09/24	RS	Meet with counsel to Don Fry re. lien claim order; revise same; email J. Larry re. same; email client re. same; download APSs in word format;	500.00	0.90	450.00
04/09/24	JL	Correspondence regarding lien claim process; meeting with R. Shah;	950.00	0.20	190.00
04/09/24	RS	Review and revise elevate contract; email to R. Hauk re. same; email J. Larry re. form of lien claims order;	500.00	1.60	800.00
05/09/24	RS	Call with R. Hauk re. Elevate contract; revise same; email to client re. same; revise and re-format lien claims process order; email to J. Larry re. same;e	500.00	1.10	550.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
06/09/24	JL	Review and consider comments on revised lien claims process order; correspondence with AGI; internal meeting re lien claims process;	950.00	0.70	665.00
06/09/24	RS	Review elevate contract; email R. Haulk re. same;	500.00	0.20	100.00
10/09/24	JL	Review and revise lien claims process order; correspondence with Receiver;	950.00	0.80	760.00
10/09/24	RS	Review warranty and indemnity memo from elevate; email T. McElroy re. same; review motion record of Rosen Goldberg; email J. Larry re. same; review email and comments from P. Cho re. lien claims order; email J. Larry re. same; call with J. Larry re. same;	500.00	0.80	400.00
11/09/24	RS	Email A. Slavens re. Tarion requirements for release of deposit warranty;	500.00	0.10	50.00
12/09/24	RS	Call with homebuyer re. JPLP;	500.00	0.20	100.00
13/09/24	JL	Call and discussion with Weir Foulds regarding lien claims process;	950.00	0.80	760.00
13/09/24	RS	Meet with Don Fry's counsel re. lien order; email ADR chambers re. potential engagement;	500.00	0.50	250.00
16/09/24	JL	Discussion with T. Scott; review and respond to email correspondence; discussion with R. Shah;	950.00	0.30	285.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
16/09/24	RS	Meet with lending group re. elevate contract; email with ADR Chambers re. Carol Albert;	500.00	0.80	400.00
17/09/24	RS	Revise service list;	500.00	0.10	50.00
18/09/24	RS	Email E. Linn re. lien claims process order;	500.00	0.10	50.00
20/09/24	JL	Call with P. Cho; correspondence with B. Gelman;	950.00	0.30	285.00
25/09/24	KT	Discuss matter with D. Montgomery; review file;	600.00	0.20	120.00
29/09/24	JL	Review and respond to email with P. Cho regarding lien claims process;	950.00	0.30	285.00
30/09/24	JL	Correspondence with counsel; call with B. Gelman and T. McElroy;	950.00	0.90	855.00
01/10/24	JL	Call with counsel re lien claims process;	950.00	0.40	380.00
02/10/24	JL	Revise lien claim process Order; correspondence and discussion with counsel;	950.00	0.60	570.00
02/10/24	KT	Review documents and prepare for motion;	600.00	0.80	480.00
03/10/24	JL	Prepare for hearing; correspondence with counsel; revise Aide Memoire;	950.00	0.70	665.00
03/10/24	DM	Drafting aide-memoire; e-mail to J. Larry re same; revisions to incorporate further comments; instructions re service and filing of same;	550.00	2.20	1,210.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
03/10/24	KT	Review documents and reports of Monitor and prepare for motion;	600.00	1.20	720.00
04/10/24	JL	Prepare for and attend court hearing; calls with lien claimants' counsel;	950.00	0.80	760.00
04/10/24	KT	Email correspondence related to motion;	600.00	0.30	180.00
07/10/24	RS	Draft disclaimer notice re. Reliance; respond to counsel of party to litigation with debtors; review new contract language for Elevate contract;	500.00	0.60	300.00
09/10/24	JL	Correspondence with J. Frustaglio; internal discussions; discuss issues re Reliance disclaimer;	950.00	0.60	570.00
09/10/24	RS	Prepare disclaimer notice re. reliance;	500.00	0.40	200.00
10/10/24	JL	Review and discuss indemnity issues with R. Shah; review draft agreements;	950.00	0.80	760.00
10/10/24	RS	Meet with J. Larry re. various issues concerning matter status;	500.00	0.20	100.00
11/10/24	RS	Email client re. disclaimer; email counsel to elevate re. indemnity;	500.00	0.20	100.00
14/10/24	RS	Review and revise various contracts; emails to T. McElroy re. same;	500.00	1.50	750.00
15/10/24	RS	Email to S. Thom re. reliance contract; review law on disclaimer; email court re. construction lien hearing; email to RAR litigation;	500.00	0.60	300.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
16/10/24	RS	Email client re. indemnity; email lien claimant's counsel re. hearing;	500.00	0.10	50.00
18/10/24	JL	Discussion with R. Shah re various matters; email correspondence;	950.00	0.70	665.00
18/10/24	RS	Meet with S. Thom re. Reliance agreement; call with T. McElroy and T. Scott re. same; draft letter re. same; various correspondence re. lien claims order;	500.00	1.60	800.00
20/10/24	RS	Revise Landmark contract; email J. Larry re. same; draft letter re. Reliance disclaimer;	500.00	2.60	1,300.00
21/10/24	JL	Meeting with R. Shah to discuss status and next steps including with upcoming motion, Reliance issues and others;	950.00	0.40	380.00
21/10/24	RS	Send hearing request form to Court; draft letter re. reliance; email Ideal entities re. statements of defence; review and revise DM contract;	500.00	1.10	550.00
22/10/24	JL	Revise lien claims process Order; correspondence with counsel; internal discussions regarding status of lien claims process, priority fixture dispute and other matters;	950.00	0.90	855.00
22/10/24	RS	Review and revise various contracts; review memo re. Mondconsult action; email counsel for Mondconsult re. same;	500.00	1.60	800.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
23/10/24	JL	Correspondence and discussions regarding lien claims process Order;	950.00	0.30	285.00
23/10/24	RS	Review law on counter-claim in context of insolvency; email S. Nada re. ideal claim; meet with client re. Reliance issue;	500.00	0.60	300.00
24/10/24	RS	Email to lender's counsel re. indemnity; email J. Larry re. Reliance; email client re. LCH contract; email P. Guaragna re. Mondconsult action;	500.00	0.20	100.00
27/10/24	RS	Research re. lien claims process; email J. Larry re. same;	500.00	1.10	550.00
28/10/24	JL	Call with R. Shah; correspondence and revise letter to S. Thom;	950.00	0.70	665.00
28/10/24	RS	Call with T. McElroy re. sale procedure; review and revise letter to S. Thom re. Reliance contract; call with J. Larry re. same; various emails to client re. same; pull parcel register for real property; email client re. same;	500.00	1.70	850.00
29/10/24	JL	Revise draft Supplemental Receiver's Report; discussion with R. Shah; review Reliance issue; revise letter and email;	950.00	1.20	1,140.00
29/10/24	RS	Draft report; draft factum; revise draft order; research re. claims process; various correspondence with client re. reliance issue and record of advances by lender; call with J. Larry re. preparation for lien claims materials; prepare settlement offer;	500.00	7.10	3,550.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
30/10/24	MF	Emails with legal team re upcoming hearing on November 5 and costs outline;	275.00	0.80	220.00
30/10/24	JL	Review and revise factum; correspondence with service list; call with B. Gelman; calls with R. Shah;	950.00	1.40	1,330.00
30/10/24	RS	Draft factum; review and revise supplemental report; review and revise order; extensive correspondence re. hearing preparation;	500.00	5.60	2,800.00
31/10/24	MF	Email with legal team re upcoming hearing and costs outline;	275.00	0.10	27.50
31/10/24	JL	Review Reliance fixture and disclaimer issue; discussions re court attendance;	950.00	0.40	380.00
31/10/24	PP	Finalizing factum for R. Shah;	275.00	1.20	330.00
31/10/24	RS	Amend service list; prepare supplemental report; draft email to J. Frustaglio; meet with K. Thavaraj re. construction liens; meet with J. Larry re. same; revise notice of motion; various correspondence re. preparing motion materials; review motion record of respondents; review email from S. Thom; revise factum re. lien claims process; serve same; review costs;	500.00	4.30	2,150.00

TIME SUMMARY

MEMBER	HOURS	RATE	VALUE
Patel, Pooja (PP)	1.20	275.00	330.00
Montgomery, Douglas (DM)	2.20	550.00	1,210.00
Thavaraj, Kartiga (KT)	2.50	600.00	1,500.00
Shah, Ryan (RS)	37.50	500.00	18,750.00
Francis, Meredith (MF)	0.90	275.00	247.50
Larry, Jeffrey (JL)	14.80	950.00	14,060.00
	<u>59.10</u>		

OUR FEES	\$ 36,097.50
HST at 13%	4,692.68

Non Taxable Disbursements:

Search Disbursement - Non-taxable	24.00
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Taxable Disbursements:

Search Disbursement	51.40
HST at 13%	6.68

INVOICE TOTAL	<u><u>\$ 40,872.26</u></u>
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Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

October 31, 2024
Invoice No.: 130581
Our File No.: 36410-101846

RE: Jefferson

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

OUR FEES	\$ 36,097.50
Non Taxable Disbursements	24.00
Total Disbursements subject to HST	51.40
Total HST	<u>4,699.36</u>
INVOICE TOTAL	<u><u>\$ 40,872.26</u></u>

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Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

November 30, 2024
Invoice No.: 131476
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending November 30, 2024:

OUR FEES	\$ 24,207.50
Total Disbursements subject to HST	614.50
Total HST	<u>3,226.87</u>
INVOICE TOTAL	<u><u>\$ 28,048.87</u></u>

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP

Per:



Jeffrey Larry

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

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Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

November 30, 2024
Invoice No.: 131476
Our File No.: 36410-101846

RE: Jefferson

FOR PROFESSIONAL SERVICES RENDERED on this matter for the period ending November 30, 2024:

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
01/11/24	MF	Prepare and updated costs outline re lien claims process motion on November 5, 2024; emails with legal team;	275.00	2.90	797.50
01/11/24	RS	Review email from J. Frustaglio; research re. PPSA; meet with J. Larry re. various issues for matter; review costs outline; correspondence with client re. Reliance issue; call with F. Sayers re. holdbacks; call with K. Thavaraj re. same; research re. same; call with J. Frustaglio re. claims process; revise draft order; send same to service list; draft memo re. Reliance issue;	500.00	4.60	2,300.00
02/11/24	RS	Revise draft order;	500.00	0.40	200.00
03/11/24	JL	Revise Order; calls with counsel regarding upcoming hearing; discussion with Receiver;	950.00	0.40	380.00
03/11/24	KT	Review order and consider revisions to receivership review of claims process;	600.00	0.40	240.00

ERRORS AND OMISSIONS EXCLUDED TERMS: DUE UPON RECEIPT. AMOUNTS ARE STATED IN CANADIAN DOLLARS UNLESS OTHERWISE INDICATED.
INTEREST AT THE RATE OF 4.8% PER ANNUM WILL BE CHARGED ON ALL AMOUNTS NOT PAID WITHIN ONE MONTH FROM THE DATE OF THIS INVOICE.
HARMONIZED SALES TAX REGISTRATION NUMBER 88366 4518 RT 0001

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
04/11/24	JL	Various discussions regarding Reliance PPSA issue; correspondence;	950.00	1.60	1,520.00
04/11/24	RS	Meet with clients re. Reliance and lien claims order; draft email to S. Thom re. reliance issue; call with T. McElroy re. listing agreement; review and revise same; revise draft order for lien claims process; various correspondence re. same;	500.00	3.50	1,750.00
05/11/24	JL	Prepare for and attend on motion for lien claims process;	950.00	1.20	1,140.00
05/11/24	RS	Attend hearing for lien claims process; review order; send same to service list; email E. Lellimo re. settlement discussion; review and revise listing agreement;	500.00	0.70	350.00
06/11/24	JL	Discussions and correspondence with counsel re settling lien claim issues; correspondence with Receiver;	950.00	0.60	570.00
06/11/24	RS	Review and revise landmark contract; call T. McElroy re. lien claims process notice and DM contract; email assistant re. preparing proof of lien claim word document; review and revise DM contract;	500.00	3.00	1,500.00
07/11/24	RS	Review and revise DM contract; review email from S. Astolfo; email K. Gheddai re. information requests;	500.00	3.10	1,550.00
08/11/24	RS	Review DM contract notes from client; meet with client re.	500.00	1.20	600.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
		same; revise same; send same to client;			
10/11/24	RS	Email S. Thom re. potential Reliance motion;	500.00	0.10	50.00
11/11/24	JL	Correspondence with lien claimants' counsel; discuss issues re Reliance priority claim;	950.00	0.60	570.00
11/11/24	RS	Emails to defendant in ideal action re. defence; email J. Larry re. same;	500.00	0.40	200.00
12/11/24	RS	Meet re. DM agreement;	500.00	1.10	550.00
13/11/24	RS	Review APS amendment;	500.00	0.20	100.00
13/11/24	KT	Discuss file next steps with J. Larry; review file;	600.00	0.20	120.00
14/11/24	JL	Discussion with K. Thavaraj; correspondence with counsel re lien claim issues; internal discussion re various receivership issues;	950.00	1.10	1,045.00
14/11/24	RS	Review and revise LCH contract;	500.00	1.40	700.00
15/11/24	JL	Discussion with R. Shah regarding contract issue;	950.00	0.40	380.00
15/11/24	RS	Review and revise LCH agreement; meet with S. Zuk re. same; report to client re. same; meet with client re. same; review and revise APS amendment; email Loopstra Nixon re. same; email LCH and counsel re. meeting;	500.00	1.60	800.00
16/11/24	RS	Review and revise LCH contract;	500.00	0.90	450.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
17/11/24	RS	Review and revise LCH contract;	500.00	0.10	50.00
18/11/24	RS	Review and revise DM contract; email S. Zuk re. same; meet with LCH and counsel; email LCH re. APS amendment;	500.00	1.00	500.00
19/11/24	RS	Review APS amendment forms; email T. McElroy re. status of Reliance dispute;	500.00	0.40	200.00
20/11/24	RS	Review and revise APS amendment;	500.00	0.80	400.00
21/11/24	RS	Review and revise APS amendment; meet with J. Larry re. same; email A. Slavens re. same;	500.00	0.90	450.00
22/11/24	JL	Correspondence and discussion regarding Reliance;	950.00	0.30	285.00
22/11/24	RS	Email J. Larry re. Reliance issue; email S. Thom re. same;	500.00	0.30	150.00
24/11/24	RS	Emails to T. McElroy re. contracts;	500.00	0.40	200.00
25/11/24	RS	Email S. Zuk re. LCH Contract;	500.00	0.10	50.00
26/11/24	KT	Discussion with J. Larry; email and phone correspondence regarding Don Fry settlement;	600.00	0.30	180.00
27/11/24	RS	Email S. Zuk re. LCH contract; email service list re. deadline for lien claims process;	500.00	0.20	100.00
27/11/24	KT	Correspondence and analysis in respect of Don Fry settlement;	600.00	0.40	240.00

DATE	LYR	DESCRIPTION	RATE	HOURS	AMOUNT
28/11/24	JL	Call with A. Slavens; discussion with R. Shah;	950.00	0.30	285.00
28/11/24	RS	Call with J. Larry re. meeting with Taron;	500.00	0.10	50.00
28/11/24	KT	Correspondence with opposing counsel and clients regarding Don Fry settlement;	600.00	0.50	300.00
29/11/24	JL	Discussion with K. Thavaraj re lien settlement issues; discussion with R. Shah regarding Reliance issues; email correspondence;	950.00	1.10	1,045.00
29/11/24	RS	Call with S. Thom re. Reliance issue; report to client re. same;	500.00	0.60	300.00
29/11/24	KT	Call with clients; draft release; email correspondence with clients and opposing counsel regarding terms of settlement;	600.00	2.60	1,560.00

TIME SUMMARY

MEMBER	HOURS	RATE	VALUE
Thavaraj, Kartiga (KT)	4.40	600.00	2,640.00
Shah, Ryan (RS)	27.10	500.00	13,550.00
Francis, Meredith (MF)	2.90	275.00	797.50
Larry, Jeffrey (JL)	7.60	950.00	7,220.00
	<u>42.00</u>		

OUR FEES \$ 24,207.50
 HST at 13% 3,146.98

Taxable Disbursements:

29/10/24	Expert Fees Re: Payment of Expenses - Fee for search. on: 28/10/2024 paid to ONLAND- Ontario Land Registry Access for (EV) 4606-3 approval: Voucher No. 37381 for Invoice No. 4606 issued by: (1057)Ryan Shah	40.25
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Invoice No.: 131476
Our File No.: 36410-101846
Page No.: 6

29/10/24	Expert Fees Re: Payment of Expenses - Fee for search. on: 29/10/2024 paid to ONLAND-Ontario Land Registry Access for (EV) 4606-4 approval: Voucher No. 37381 for Invoice No. 4606 issued by: (1057)Ryan Shah	40.25
08/11/24	Process Server Fees/Disbursements Re: Statement of Claim and Notice of Action Voucher No. 37438 for Invoice No. 183092 issued by: (145)Canadian Process Serving Inc.	534.00
Total Disbursements		614.50
HST at 13%		79.89
INVOICE TOTAL		\$ 28,048.87

Paliare Roland

Paliare Roland Rosenberg Rothstein LLP
155 Wellington St. West, 35th Floor
Toronto, ON M5V 3H1

T. 416.646.4300 / F. 416.646.4301

Private and Confidential
Bryan Gelman
Albert Gelman Inc.
100 Simcoe St.
Suite 125
Toronto, Ontario M5H 3G2

November 30, 2024
Invoice No.: 131476
Our File No.: 36410-101846

RE: Jefferson

**REMITTANCE COPY
PLEASE REMIT WITH PAYMENT**

OUR FEES	\$ 24,207.50
Total Disbursements subject to HST	614.50
Total HST	<u>3,226.87</u>
INVOICE TOTAL	<u><u>\$ 28,048.87</u></u>

**CAMERON STEPHENS MORTGAGE
CAPITAL LTD.**
Applicant

-and-

2011836 ONTARIO CORP., et al.

Respondents

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

PROCEEDING COMMENCED AT
TORONTO

AFFIDAVIT OF BEATRICE LOSCHIAVO

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP
155 Wellington Street West
35th Floor
Toronto, ON M5V 3H1

Jeffrey Larry (LSO# 44608D)
Tel: 416.646.4330
jeff.larry@paliareroland.com

Lawyers for the Receiver

APPENDIX G

Court File No. CV-23-00710795-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

B E T W E E N:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

**2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
1000162801 ONTARIO CORP., AMERICAN CORPORATION and 1000199992
ONTARIO CORP.**

Respondents

**APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED**

AFFIDAVIT OF REJEAN D. THERIAULT
(Affirmed April 11, 2025)

I, **REJEAN D. THERIAULT**, of the City of Toronto, in the Province of Ontario,
MAKE OATH AND SAY:

1. I am a lawyer at the law firm Loopstra Nixon LLP ("**Loopstra Nixon**"). I have personal knowledge of the matters to which I hereinafter refer.
2. Loopstra Nixon has provided legal services to and incurred disbursements on behalf of Albert Gelman Inc. (the "**Receiver**"). The detailed invoices attached hereto and marked as Exhibit "A" are dockets (the "**Dockets**") which set out Loopstra Nixon's fees and disbursements from December 31, 2023 through March 31, 2025. The Dockets describe the services provided and the amounts charged by Loopstra Nixon.

3. The Dockets reflect the hourly rates, fees billed, hours billed and the average hourly rate charged by Loopstra Nixon. The hourly rates charged are the usual hourly rates charged by Loopstra Nixon for the listed professionals for this type of matter.

4. Inclusive of HST and disbursements, the total amount of the Dockets are \$226,699.96.

AFFIRMED BEFORE ME at the)
 City of Toronto, in the)
 Province of Ontario, this)
 11th day of April, 2025.)

MD



REJEAN D. THERIAULT

A Commissioner for taking affidavits, etc.

This is **Exhibit “A”**

Referred to in the Affidavit of Rejean D. Theriault

Affirmed before me this April 11, 2025



A Commissioner for taking affidavits, etc.

CAMERON STEPHENS MORTGAGE CAPITAL LTD.
Applicant

and 2011836 ONTARIO CORP., et al.
Respondents

Court File No. CV-23-00710795-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceedings commenced at TORONTO

AFFIDAVIT OF REJEAN D. THERIAULT

LOOPSTRA NIXON LLP
135 Queens Plate Drive, Suite 600
Toronto, ON M9W 6V7

Rejean D. Theriault (LSO No. 59106I)
t: (416) 748-4751
f: (416) 746-8319
e: rtheriault@loonix.com

Lawyers for the Receiver, Albert Gelman Inc.

Client	Matter	Matter ID	Fees	Disbursements	Total
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Loopstra Nixon LLP. - December 31, 2023 to March 31, 2025 - Fees & Disbursements

Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	131,296.67	1,645.48	132,942.15
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	65,766.21	522.86	66,289.07
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	8,852.77	308.30	9,161.07
Totals			205,915.65	2,476.64	208,392.29

Client	Matter	Matter ID	Invoice	Date	Total Original	Fees Balance	Costs Balance	Other Balance	Payment	Date	Total Balance
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Loopstra Nixon LLP. - 2025 Outstanding Statements

Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	165587	2/20/2025	26,563.14	23,506.00	1.20	3,055.94	0.00		26,563.14
Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	168418	4/9/2025	28,859.45	24,543.75	995.58	3,320.12	0.00		28,859.45
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	168419	4/9/2025	56,379.07	49,370.12	522.86	6,486.09	0.00		56,379.07
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	168420	4/9/2025	1,140.11	1,008.95	0.00	131.16	0.00		1,140.11
2025 Statement Totals					112,941.77	98,428.82	1,519.64	12,993.31	0.00		112,941.77

2025 Rates

Professional	Hours	Rate (\$/hr)	Total
Ashley Demiri (Law Clerk)	16.10	\$365.00	\$5,876.50
Michael Juranka (Law Clerk)	109.60	\$345.00	\$37,812.00
Reg D. Theriault (Lawyer, 2010)	60.20	\$825.00	\$49,665.00
2025 Professional Rate Totals	185.90		93,353.50
2025 Fee Discount Applied			13,221.68
2025 Professional Rate Totals (Billed)			80,131.82

Client	Matter	Matter ID	Invoice	Date	Total Original	Fees Balance	Costs Balance	Other Balance	Payment	Date	Total Balance
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Loopstra Nixon LLP. - 2024 Outstanding Statements

Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	142514	3/14/2024	18,133.28	16,047.15	0.00	2,086.13	0.00		18,133.28
Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	144345	4/12/2024	10,806.10	9,562.92	0.00	1,243.18	0.00		10,806.10
Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	147658	6/11/2024	1,483.01	1,312.40	0.00	170.61	0.00		1,483.01
Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	151140*	7/31/2024	745.80	660.00	0.00	85.80	0.00		745.80
Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	153389	9/11/2024	6,880.28	5,955.95	132.80	791.53	0.00		6,880.28
Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	156308	10/12/2024	2,220.68	1,965.20	0.00	255.48	0.00		2,220.68
Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	161303	12/23/2024	33,958.81	29,544.30	515.90	3,898.61	0.00		33,958.81
Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	162828A	12/31/2024	8,124.05	7,189.43	0.00	934.62	0.00		8,124.05



Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	140744	2/15/2024	912.48	807.50	0.00	104.98	0.00	912.48
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	142509	3/14/2024	1,416.26	1,253.33	0.00	162.93	0.00	1,416.26
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	144486	4/12/2024	4,183.94	3,702.60	0.00	481.34	0.00	4,183.94
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	147659	6/11/2024	276.62	244.80	0.00	31.82	0.00	276.62
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	153390	9/11/2024	1,928.68	1,706.80	0.00	221.88	0.00	1,928.68
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	156591	10/17/2024	2,549.18	2,255.91	0.00	293.27	0.00	2,549.18
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	160188	12/12/2024	4,103.73	3,631.62	0.00	472.11	0.00	4,103.73
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	162829	12/31/2024	1,061.35	939.25	0.00	122.10	0.00	1,061.35
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	142515	3/14/2024	1,377.17	1,010.23	208.50	158.44	0.00	1,377.17
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	144347	4/12/2024	723.26	640.05	0.00	83.21	0.00	723.26
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	147660	6/11/2024	1,167.97	1,033.60	0.00	134.37	0.00	1,167.97
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	150230	7/12/2024	307.36	272.00	0.00	35.36	0.00	307.36
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	153391	9/11/2024	737.68	652.81	0.00	84.87	0.00	737.68
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	156312	10/12/2024	1,219.27	979.20	99.80	140.27	0.00	1,219.27
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	160282	12/12/2024	1,444.59	1,278.40	0.00	166.19	0.00	1,444.59
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	162830	12/31/2024	338.10	299.20	0.00	38.90	0.00	338.10

2024 Statement Totals	106,099.65	92,944.65	957.00	12,198.00	0.00	0.00	106,099.65
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2024 Rates

Professional	Hours	Rate (\$/hr)	Total
Aliya Nurtazenova (Law Clerk)	0.00	\$225.00	\$0.00
Amanda Adamo (Law Clerk)	0.00	\$125.00	\$0.00
Amy Caira (Law Clerk)	0.00	\$300.00	\$0.00
Annette Brodie	1.00	\$235.00	\$235.00
Ashley Demiri (Law Clerk)	117.10	\$320.00	\$37,472.00
Christophe J. Shammas (Lawyer, 2016)	0.00	\$525.00	\$0.00
Dahlia McLeod (Law Clerk)	20.40	\$255.00	\$5,202.00
Joseph C. Cortellucci (Lawyer, 2018)	10.90	\$500.00	\$5,450.00
Marta Markiewicz	0.00	\$425.00	\$0.00
Michael Juranka (Law Clerk)	60.70	\$325.00	\$19,727.50
R. Graham Phoenix	0.00	\$695.00	\$0.00
Reg D. Theriault (Lawyer, 2010)	70.00	\$760.00	\$53,200.00
Richelle Unger (Law Clerk)	2.20	\$320.00	\$704.00
Shannon Watts (Law Clerk)	3.90	\$350.00	\$1,365.00
2024 Professional Rate Totals	286.20		123,355.50
2024 Fee Discount Applied			18,071.14
2024 Professional Rate Totals (Billed)			105,284.36

Loopstra Nixon LLP. - 2023 Outstanding Statements

Jefferson Properties Limited Partnership	Common Elements Condo - General Matters	24535-0002	138563	12/31/2023	5,090.16	4,504.57	0.00	585.59	0.00	5,090.16
Jefferson Properties Limited Partnership	Standard Condo General Matters	24535-0003	138562	12/31/2023	2,095.34	1,854.28	0.00	241.06	0.00	2,095.34
Jefferson Properties Limited Partnership	General File re Sale of Lots	24535-0005	138561	12/31/2023	473.04	418.62	0.00	54.42	0.00	473.04

2023 Statement Totals	7,658.54	6,777.47	0.00	881.07	0.00	7,658.54
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2023 Rates

Professional	Hours	Rate (\$/hr)	Total
Annette Brodie (Law Clerk)	1.20	225.00	270.00
Ashley Demiri (Law Clerk)	3.40	305.00	1,037.00
Christophe J. Shammass (Lawyer, 2016)	0.00	475.00	0.00
Corinne Fotopoulos (Law Clerk)	0.00	200.00	0.00
Dahlia McLeod (Law Clerk)	0.00	320.00	0.00
Joseph C. Cortellucci (Lawyer, 2018)	5.30	475.00	2,517.50
Lauren Tzogas (Lawyer 2023)	0.00	300.00	0.00
Michael Juranka (Law Clerk)	0.00	175.00	0.00
Michael Ng (Lawyer)	0.00	435.00	0.00
Reg D. Theriault (Lawyer, 2010)	5.50	725.00	3,987.50
Richelle Unger (Law Clerk)	0.20	305.00	61.00
Shannon Watts (Law Clerk)	0.30	335.00	100.50
2023 Professional Rate Totals	15.90		7,973.50
2023 Fee Discount Applied			1,196.03
2023 Professional Rate Totals (Billed)			6,777.47

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LOOPSTRA NIXON LLP
BARRISTERS AND SOLICITORS

February 20, 2025

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including February 19, 2025 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.

Woodbine Place, 135 Queens Plate Drive, Suite 600, Toronto, Ontario, Canada M9W 6V7
Tel: 416.746.4710 Fax: 416.746.8319 loopstranixon.com

LawExchange
INTERNATIONAL



February 20, 2025

Invoice No. 165587

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

Interim bill in relation to:
General Matters

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to February 19, 2025.

OUR FEE	\$23,506.00
HST on Fees @ 13%	\$3,055.78

DISBURSEMENTS:

Total Disbursements	\$1.20
HST on Disbursements	\$0.16

Total Fees, Disbursements and HST	<u>\$26,563.14</u>
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 19-Feb-2025

February 20, 2025

Invoice No. 165587

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
02-Jan-2025	To correspondences re: POTL transfers;	RDT	0.20
02-Jan-2025	To correspondences and attendances re: acknowledgement and amending agreement; to revise same; to instruct re: same;	RDT	0.40
03-Jan-2025	To correspondences re: utility agreement;	RDT	0.20
03-Jan-2025	To correspondences and attendances re: amending agreement; to review acknowledgement and amending agreement; to instruct re: same;	RDT	0.80
06-Jan-2025	To correspondences and attendances re: purchase agreement amendments; to conference call re: same; to revise agreement; to correspondences and attendances re: purchaser notices; to instruct re: same;	RDT	2.10
06-Jan-2025	To attendances to receipt of correspondence from L. Wywrot re POTL Transfer; To attendances to review Teraview re Certification; To attendances to correspondence	ASD	0.20
07-Jan-2025	To correspondences and attendances re: condo registration matters;	RDT	0.30
07-Jan-2025	To correspondences and attendances re: assignment agreement; to review roof assembly notice; to correspondences re: same; to correspondences and internal meetings re: notice requirements;	RDT	1.20
07-Jan-2025	To attendances to multiple correspondence re Schedule G	ASD	0.20

Woodbine Place, 135 Queens Plate Drive, Suite 600, Toronto, Ontario, Canada M9W 6V7
Tel: 416.746.4710 Fax: 416.746.8319 loopstranixon.com

LawExchange
INTERNATIONAL



08-Jan-2025	To correspondences re: engineer certificate for condo registration;	RDT	0.60
08-Jan-2025	To correspondences and attendances re: amending agreement; to correspondences and attendances re: purchase side agreements with vendor; to instruct re: same;	RDT	0.70
09-Jan-2025	To correspondences and attendances re: engineering schedules for condo registration;	RDT	0.20
09-Jan-2025	To correspondences and attendances re: amending agreements;	RDT	0.50
09-Jan-2025	To attendances to multiple correspondence re Schedule G	ASD	0.20
10-Jan-2025	To correspondences and attendances re: pre- existing amending agreements; to internal meetings re: same; to correspondences re: amending agreements;	RDT	0.40
10-Jan-2025	To attendances to multiple correspondence re Signature Block and Acknowledgement & Amending Agreement	ASD	0.30
10-Jan-2025	To attendances to multiple correspondence re Notice Requirements	ASD	0.20
13-Jan-2025	To correspondences and attendances re: HCRA complaints; to internal meetings re: same;	RDT	0.30
14-Jan-2025	To correspondences and attendances re: POTL transfers;	RDT	0.20
14-Jan-2025	To attendances to receipt of correspondence from L. Wywrot re POTL Transfer; To attendances to Teraview - review registration; To attendances to correspondence to L. Wywrot - reply re status	ASD	0.20
15-Jan-2025	To internal meetings and correspondences re: HCRA inquiries; to instruct re: same;	RDT	0.40
15-Jan-2025	To correspondences and attendances re: amendments to purchase agreements; to review same; to instruct re: same;	RDT	0.30
15-Jan-2025	Retrieving Tarion number for Vendor.	MAJ	1.10
16-Jan-2025	To correspondences and attendances re: HCRA inquiries; to instruct re: same;	RDT	0.30
16-Jan-2025	Verifying Tarion Vendor/Builder License Number; Reviewing revised disclosure documents.	MAJ	2.80
16-Jan-2025	To attendances to receipt of correspondence form RDT re Tarion Builder Number; To attendances to retrieve Tarion Builder No. from HCRA - compile same & forward to RDT; To attendances to internal discussions with MAJ re Tarion Builder Number	ASD	0.50



20-Jan-2025	To correspondences and attendances re: condo registration;	RDT	0.40
21-Jan-2025	To correspondences re: POTL registration; to correspondences and conference call re: condo registration; to internal meetings re: same;	RDT	2.40
21-Jan-2025	To attendances to telephone call with LRO re POTL Transfer; To attendances to correspondence to L. Wywrot re same; To attendances to receipt of correspondence from LRO re POTL Transfer	ASD	0.60
22-Jan-2025	To correspondences and attendances re: purchase agreement amendments; to instruct re: same; to review notice to purchaser lawyers;	RDT	0.40
22-Jan-2025	To correspondences and attendances re: HCRA inquiries; to instruct re: same;	RDT	0.30
22-Jan-2025	To attendances to correspondence re Schedule "A" to Declaration	ASD	0.20
23-Jan-2025	To correspondences and internal meetings re: HCRA inquiries and critical dates;	RDT	0.70
24-Jan-2025	To correspondences and conference call re: HCRA inquiries;	RDT	0.50
27-Jan-2025	To correspondences and attendances re: amending agreements; to correspondences re: HCRA inquiries;	RDT	0.40
27-Jan-2025	To correspondences re: POTL severance;	RDT	0.20
27-Jan-2025	Drafting master schedule of documents.	MAJ	0.90
28-Jan-2025	To correspondences and attendances re: purchaser amending agreements; to correspondences re: design substitutions;	RDT	0.40
29-Jan-2025	To correspondences and attendances re; condo registration attendances;	RDT	0.30
30-Jan-2025	To correspondences and attendances re: purchaser amending agreements;	RDT	0.40
31-Jan-2025	To correspondences re: title registrations; to correspondences and attendances re: purchaser inquiries and amending agreements;	RDT	0.40
31-Jan-2025	Pulling parcel register.	MAJ	0.20
03-Feb-2025	To correspondences and attendances re: POTL transfers, condo registration and purchaser amending agreements;	RDT	0.40
04-Feb-2025	To correspondences and attendances re: title transfers; to correspondences and attendances re: purchaser amending agreements; to correspondences and attendances re: condo registration;	RDT	0.40

05-Feb-2025	To correspondences and internal meetings re: material change; to correspondences and attendances re: occupancy closings;	RDT	0.50
05-Feb-2025	Reviewing Tarion Notice of Proposed Terms and Conditions of Enrollment.	MAJ	0.60
06-Feb-2025	To correspondences re: purchaser inquiries;	RDT	0.20
07-Feb-2025	To correspondences and attendances re: purchaser termination request;	RDT	0.50
10-Feb-2025	To conference call re: Berkeley financing bond; to review NOPs from Tarion; To correspondences re: purchase agreement amendments;	RDT	2.60
11-Feb-2025	To correspondences and attendances re: occupancy closings; to instruct re: same; to correspondences re: amending agreement; to review same prior to execution; to correspondences, attendances and internal meetings re: material changes and agreement terminations;	RDT	1.60
12-Feb-2025	To correspondences and attendances re: purchaser amending agreements and critical dates for occupancy closings;	RDT	0.50
13-Feb-2025	To correspondences and attendances re: purchaser amending agreements;	RDT	0.40
14-Feb-2025	To correspondences and attendances re: purchaser amending agreements;	RDT	0.60
14-Feb-2025	To correspondences and attendances re: HCRA requirements and occupancy closings;	RDT	0.20
19-Feb-2025	To correspondences and conference call re: notices to purchasers;	RDT	1.20
OUR FEE			\$23,506.00

<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	2.60
Michael Juranka	5.60
Reg D. Theriault	25.00
Total hours:	33.20

<u>DISBURSEMENTS</u> (E=HST exempt)	Amount
Abstract Search	1.20
Total Disbursements	\$1.20



Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 165587
Statement Date: 2/20/2025

Attention: Fanseay Wang

Amount Due: \$26,563.14

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #			
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com			
3. PAYMENT BY WIRE			
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
		Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758		
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law			
Bank Name:	Bank of Montreal	Account Number:	1017758
Bank Code:	0001	Account Name:	LOOPSTRA NIXON LLP
Transit Number :	24162		
5. PAYMENT BY CHEQUE PAYABLE TO: LOOPSTRA NIXON LLP			
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)			
To pay by VISA, M/C or AMEX in CAD		https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	
To pay by VISA, M/C or AMEX in USD		https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op	
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)			
To pay in CAD:		To pay in USD:	



April 9, 2025

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including March 31, 2025 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



April 9, 2025

Invoice No. 168418

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to March 31, 2025.

OUR FEE	\$28,875.00
Less Client Discount	-\$4,331.25
Net Billed Amount	\$24,543.75
HST on Fees @ 13%	\$3,190.69

DISBURSEMENTS:

Total Disbursements	\$995.58
HST on Disbursements	\$129.43

Total Fees, Disbursements and HST	<u>\$28,859.45</u>
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Mar-2025

April 9, 2025

Invoice No. 168418

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
20-Feb-2025	To correspondences and conference call re: servicing agreement; to review same; to revise same;	RDT	1.80
20-Feb-2025	To correspondences re: Tarion requirements; to attendances re: same;	RDT	0.30
21-Feb-2025	To correspondences and attendances re: purchaser termination claims; to instruct re: same; to correspondences and attendances re: purchaser amendments;	RDT	0.80
24-Feb-2025	To correspondences and attendances re: purchaser termination requests; to review correspondences; to instruct re: same;	RDT	0.90
24-Feb-2025	To correspondences and attendances re: servicing agreement; to review same;	RDT	1.60
24-Feb-2025	To correspondences and attendances re: HCRA requirements;	RDT	0.20
25-Feb-2025	To correspondences and attendances re: sales agreement amendments;	RDT	0.40
25-Feb-2025	To correspondences and attendances re: HCRA requirements;	RDT	0.20
26-Feb-2025	To revise services agreement; to correspondences re: same;	RDT	1.40
26-Feb-2025	To correspondences and attendances re: sales amending agreements;	RDT	0.20

27-Feb-2025	To correspondences and conference calls re: amending agreements and occupancy closings; to internal meetings re: same; to instruct re: same;	RDT	1.50
28-Feb-2025	To correspondences and attendances re: purchaser notices, amending agreements and occupancy closings; to correspondences re: purchaser notices;	RDT	0.40
28-Feb-2025	To correspondences and attendances re: submetering agreement;	RDT	0.70
03-Mar-2025	To correspondences and attendances re: servicing agreement;	RDT	0.20
03-Mar-2025	To correspondences and attendances re: occupancy closings and amendments to purchase agreements;	RDT	0.30
04-Mar-2025	To correspondences and conference call re: servicing agreement; to correspondences and attendances re: occupancy closings; to correspondences re: purchase amending agreements and notices;	RDT	0.90
05-Mar-2025	To correspondences re: servicing agreement; to correspondences and attendances re: occupancy closings and sales agreement amendments;	RDT	0.80
06-Mar-2025	To correspondences and attendances re: occupancy closings; to instruct re: same;	RDT	0.60
07-Mar-2025	To correspondences and attendances re: servicing agreement;	RDT	0.20
07-Mar-2025	To correspondences and attendances re: occupancy closings;	RDT	0.40
08-Mar-2025	To correspondences re: servicing agreement;	RDT	0.20
10-Mar-2025	To review servicing agreement; to correspondences re: same;	RDT	1.00
10-Mar-2025	To correspondences and attendances re: occupancy closings; to instruct re: same;	RDT	0.90
11-Mar-2025	To correspondences and attendances re: metering agreement;	RDT	0.40
11-Mar-2025	To correspondences and attendances re: occupancy closings;	RDT	0.60
12-Mar-2025	To correspondences and attendances re: occupancy closings; to internal meetings re: same; to correspondences and attendances re: servicing agreement;	RDT	0.60
13-Mar-2025	To correspondences and attendances re: occupancy closings; to correspondences re: metering agreement; to review same;	RDT	2.20



14-Mar-2025	To correspondences and attendances re: metering agreement; to correspondences and attendances re: occupancy closings; to correspondences and attendances re: statements of adjustment; to instruct re: same;	RDT	1.70
17-Mar-2025	To correspondences and attendances re: occupancy closings; to internal meetings re: same; to instruct re: same;	RDT	1.10
18-Mar-2025	To correspondences and internal meetings re: occupancy closings; to review occupancy closing documents; to instruct re: same; to correspondences re: occupancy delays and terminations;	RDT	1.10
19-Mar-2025	To correspondences and attendances re: occupancy closings; To correspondences and attendances re: purchaser termination notices;	RDT	1.10
20-Mar-2025	To correspondences and attendances re: purchaser amending agreements; to conference call re: same;	RDT	1.00
21-Mar-2025	To correspondences and attendances re: amending agreements and occupancy closings;	RDT	1.40
24-Mar-2025	To correspondences and attendances re: occupancy closing deliverables; to correspondences and internal meetings re: delayed occupancy;	RDT	1.40
25-Mar-2025	To correspondences and attendances re: occupancy closings; to correspondences re: notices to purchasers;	RDT	0.60
26-Mar-2025	To correspondences and attendances re: purchaser amending agreements and occupancy closings; to internal meetings re: same;	RDT	1.40
27-Mar-2025	To correspondences and attendances re: occupancy closings; to internal meetings re: same; to conference call re: same;	RDT	1.50
28-Mar-2025	To correspondences and attendances re: occupancy closings, notices to purchasers and amending agreements; to conference calls re: same;	RDT	2.20
31-Mar-2025	To correspondences and attendances re: agreement termination notices;	RDT	0.80
OUR FEE (Reduced from docketed time of \$28,875.00)			\$24,543.75

<u>Time Summary</u>	<u>Hours</u>
Reg D. Theriault	35.00
Total hours:	35.00

DISBURSEMENTS (E=HST exempt) Amount

Woodbine Place, 135 Queens Plate Drive, Suite 600, Toronto, Ontario, Canada M9W 6V7
Tel: 416.746.4710 Fax: 416.746.8319 loopstranixon.com

LawExchange
INTERNATIONAL



LexisNexis Recovery	112.00	
LexisNexis Recovery	97.93	
LexisNexis Recovery	40.00	
LexisNexis Recovery	154.00	
LexisNexis Recovery	10.00	
LexisNexis Recovery	22.00	
LexisNexis Recovery	20.00	
LexisNexis Recovery	50.00	
LexisNexis Recovery	97.93	
LexisNexis Recovery	391.72	
Total Disbursements		\$995.58



Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 168418
Statement Date: 4/9/2025

Attention: Fansey Wang

Amount Due: \$28,859.45

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #			
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com			
3. PAYMENT BY WIRE			
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
		Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758		
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law			
Bank Name:	Bank of Montreal	Account Number:	1017758
Bank Code:	0001	Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162		
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>			
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)			
To pay by VISA, M/C or AMEX in CAD		https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	
To pay by VISA, M/C or AMEX in USD		https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op	
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)			
To pay in CAD:		To pay in USD:	



April 9, 2025

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including March 31, 2025 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.

April 9, 2025

Invoice No. 168419

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

Interim bill in relation to:
General Matters

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to March 31, 2025.

OUR FEE	\$58,082.50
Less Client Discount	-\$8,712.38
Net Billed Amount	\$49,370.12
HST on Fees @ 13%	\$6,418.12

DISBURSEMENTS:

Total Disbursements	\$522.86
HST on Disbursements	\$67.97

Total Fees, Disbursements and HST	\$56,379.07
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:



Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Mar-2025

April 9, 2025

Invoice No. 168419

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
02-Jan-2025	Correspondences; confirming statement of critical dates; drafting amendment clause re occupancy at closing.	MAJ	2.20
03-Jan-2025	Correspondences; drafting amendment clause re occupancy at closing.	MAJ	2.80
06-Jan-2025	Correspondences; reviewing agreements and roof notice re: Tarion compliance.	MAJ	0.60
06-Jan-2025	Drafting memo re: closing notice periods.	MAJ	3.40
07-Jan-2025	Correspondences; drafting form notices re: roof completion and firm occupancy dates.	MAJ	1.90
07-Jan-2025	Correspondences re: minimum notice periods under APS and Tarion.	MAJ	2.40
08-Jan-2025	Reviewing colour chart agreement.	MAJ	0.60
08-Jan-2025	Reviewing correspondence re: receivership name.	MAJ	0.90
09-Jan-2025	Correspondences; amending acknowledgment re: vendor's name.	MAJ	0.30
10-Jan-2025	Correspondences re minimum notice for closing.	MAJ	0.60
10-Jan-2025	Correspondences and research re: legally binding email exchanges.	MAJ	3.30
13-Jan-2025	Correspondences; client call re: minimum notice periods under Tarion; research re: notice periods under the Act.	MAJ	2.30
14-Jan-2025	Correspondences.	MAJ	0.30
14-Jan-2025	Reviewing HCRA complaint.	MAJ	0.40

15-Jan-2025	Correspondences re: HCRA response.	MAJ	0.60
16-Jan-2025	Reviewing revised disclosure documents; compiling schedule.	MAJ	2.20
21-Jan-2025	Revising disclosure documents.	MAJ	1.20
21-Jan-2025	Reviewing disclosure documents to verify registration requirements; meeting with clients.	MAJ	1.80
21-Jan-2025	Research re Occupancy Dates under Tarion.	MAJ	3.00
21-Jan-2025	To attendances to internal discussions re Registration Procedures	ASD	0.40
22-Jan-2025	Call to Tarion re: roof assembly notice.	MAJ	1.10
22-Jan-2025	Drafting template email to purchasers' solicitors.	MAJ	0.80
22-Jan-2025	To attendances to correspondence re Schedule "A" to Declaration	ASD	0.20
23-Jan-2025	Research re Roof Assembly Notices; call with Tarion; correspondences re: same.	MAJ	2.80
27-Jan-2025	Drafting master schedule of documents.	MAJ	0.80
28-Jan-2025	Reviewing amendments re: revised numbering.	MAJ	0.90
29-Jan-2025	Correspondences; reviewing Construction Act.	MAJ	0.90
30-Jan-2025	Reviewing amending agreements re: revised numbering.	MAJ	5.30
31-Jan-2025	Correspondences with purchasers' lawyers.	MAJ	2.00
31-Jan-2025	Call with purchaser's agent (Suites 114 and 115).	MAJ	0.30
03-Feb-2025	Correspondences re: purchasers without lawyer information.	MAJ	1.40
04-Feb-2025	Correspondences.	MAJ	0.40
05-Feb-2025	Reviewing Tarion Notice of Proposed Terms and Conditions of Enrollment.	MAJ	0.60
06-Feb-2025	Correspondences.	MAJ	0.20
07-Feb-2025	Correspondences; reviewing disclosure statement.	MAJ	4.10
10-Feb-2025	Review and correspondences re: draft conditions of tarion enrollment.	MAJ	1.90
10-Feb-2025	Meeting re: Occupancy Dates	MAJ	1.10
11-Feb-2025	Correspondences.	MAJ	0.90
11-Feb-2025	Meeting re: occupancy dates.	MAJ	0.60
12-Feb-2025	Correspondences with purchasers' solicitors re: amendment to critical dates.	MAJ	0.70
13-Feb-2025	Correspondences and calls to purchaser solicitors.	MAJ	4.40
14-Feb-2025	Correspondences	MAJ	0.60
14-Feb-2025	Research re: Tarion enrolment conditions and occupancy.	MAJ	3.00

18-Feb-2025	Correspondences.	MAJ	0.80
18-Feb-2025	Research re: Tarion enrollment confirmation and occupancy periods.	MAJ	1.00
19-Feb-2025	Correspondences re: follow up with purchaser's solicitors.	MAJ	0.40
19-Feb-2025	Correspondences re: notices of occupancy closings.	MAJ	0.40
19-Feb-2025	Correspondences; Revising draft notice re change in unit numbering.	MAJ	0.80
19-Feb-2025	Call with client re: occupancy dates.	MAJ	0.40
20-Feb-2025	Correspondences re: purchasers' solicitors; issuing occupancy notices.	MAJ	5.50
21-Feb-2025	Correspondences; calls with purchasers.	MAJ	0.60
21-Feb-2025	Correspondences re: occupancy and renumbering notices.	MAJ	0.40
21-Feb-2025	Reviewing letter from purchasers' counsel; drafting response.	MAJ	2.40
24-Feb-2025	Correspondences re: response to Unit 307 purchaser.	MAJ	0.60
24-Feb-2025	Correspondences; amending letter re: purchaser's requests for release and refunds.	MAJ	0.50
24-Feb-2025	Research and call with Tarion re: QFE confirmation and enrolment.	MAJ	0.90
25-Feb-2025	Correspondences re: Tarion enrolment/confirmation.	MAJ	0.30
25-Feb-2025	Correspondences.	MAJ	0.30
25-Feb-2025	Sending out notices to purchasers.	MAJ	1.70
26-Feb-2025	Correspondences; Sending notices to purchasers' counsel.	MAJ	2.50
27-Feb-2025	Correspondences; call with Elevate.	MAJ	0.30
27-Feb-2025	Research re: disclosure documents.	MAJ	0.90
27-Feb-2025	Meeting with client re: occupancy workbook.	MAJ	0.90
27-Feb-2025	Research re: occupancy questions.	MAJ	1.70
28-Feb-2025	Correspondences re: parking notice.	MAJ	0.20
28-Feb-2025	Research re: termination under Tarion addendum.	MAJ	2.10
28-Feb-2025	Preparing and issuing notices to purchasers.	MAJ	0.60
03-Mar-2025	Reviewing parking notices; issuing parking notices to purchasers' solicitors; corresponding with purchasers.	MAJ	3.80
03-Mar-2025	Correspondences re: unit 307 upgrades.	MAJ	0.20
03-Mar-2025	Correspondences to purchasers' counsel.	MAJ	0.80
03-Mar-2025	Call with unit 110 purchaser re: occupancy.	MAJ	0.20

04-Mar-2025	Correspondences re: rationale for unit location changes.	MAJ	0.90
05-Mar-2025	Correspondences.	MAJ	1.60
05-Mar-2025	Call with purchaser of Suite 210 re: incentives at purchase.	MAJ	0.30
05-Mar-2025	Uploading information to LDD.	MAJ	2.80
06-Mar-2025	Correspondences re: suite 210.	MAJ	0.70
07-Mar-2025	Correspondences with purchasers re: occupancy closing.	MAJ	0.30
07-Mar-2025	To attendances to telephone call with T. McElroy re PAD Form & Pro-Rated Occupancy Fee	ASD	0.20
10-Mar-2025	Sending revised notices to purchasers.	MAJ	0.60
11-Mar-2025	Research re: defences against purchasers defaulting on title closing due to financing issues; re: reliance on improper notices.	MAJ	4.70
11-Mar-2025	Responding to purchaser re: amendment.	MAJ	0.80
12-Mar-2025	Drafting template email re: delayed occupancy notices; issuing same to purchasers; follow-up correspondences with purchasers' solicitors.	MAJ	2.50
12-Mar-2025	Attending to correspondences re: purchaser for suite 210.	MAJ	0.60
12-Mar-2025	[REDACTED]	MAJ	4.40
13-Mar-2025	Correspondences re: suite 210 and AVO condition.	MAJ	0.40
13-Mar-2025	Correspondences re: validity of unsigned documents.	MAJ	0.40
13-Mar-2025	[REDACTED]	MAJ	2.20
13-Mar-2025	Updating LDD re: lawyer details.	MAJ	1.30
13-Mar-2025	JEFFERSON SOA'S BLCOK I - DOCKET TO INDIVIDUAL MATTERS	ASD	5.40
14-Mar-2025	Preparing template emails for issuing SOAs to purchasers.	MAJ	0.80
14-Mar-2025	Reviewing & issuing Statements of Adjustments to purchasers.	MAJ	2.70
14-Mar-2025	Call with purchaser.	MAJ	0.70
14-Mar-2025	To attendances to internal discussions re SOA's & Occupancy Closings	ASD	0.20
17-Mar-2025	Responding to purchaser's emails.	MAJ	2.80
17-Mar-2025	Reviewing occupancy agreement.	MAJ	1.40
17-Mar-2025	Compiling report re: current occupancy dates and correspondence with purchasers to date.	MAJ	2.50



17-Mar-2025	To attendances to internal correspondence with LKN - instruct re Notices re Occupancy Closing	ASD	0.20
17-Mar-2025	To attendances to internal discussions w/ MAJ re Occupancy Licence Agreement & compliance with APS	ASD	0.20
18-Mar-2025	Responding to purchaser emails.	MAJ	0.80
18-Mar-2025	Meeting with Tom and Michal re: updates on purchaser discussions.	MAJ	0.40
18-Mar-2025	To attendances to internal discussions re Occupancy Closing Documents; To attendances to compile Occupancy Closing Package - submit to RDT for review; To attendances to internal discussions with RDT re Occupancy Documents & comments re same; To attendances to correspondence to M. Chevrier et al. re Occupancy Closing Documents	ASD	0.50
19-Mar-2025	Correspondences re: responses to purchasers' solicitor.	MAJ	1.50
19-Mar-2025	To attendances to receipt of correspondence from M. Wywrot- comments re Closing Letter; To attendances to amend Closing Letter; To attendances to correspondence to M. Wywrot - compile Closing Letter & forward;	ASD	0.30
20-Mar-2025	Correspondences with purchasers re: amendment.	MAJ	0.80
20-Mar-2025	Call with purchaser re: adding new purchaser.	MAJ	0.30
20-Mar-2025	[REDACTED]	MAJ	0.70
21-Mar-2025	[REDACTED]	MAJ	2.10
21-Mar-2025	Correspondences re: purchasers' solicitors.	MAJ	0.80
21-Mar-2025	[REDACTED]	MAJ	0.70
21-Mar-2025	To attendances to amending Occupancy Closing Documents re M. Wywrot (Additional Information)	ASD	0.50
24-Mar-2025	Correspondences re: delayed occupancy notice.	MAJ	0.30
24-Mar-2025	Correspondence re: notice of pending occupancy permit; research re: tarion occupancy permit requirements.	MAJ	1.00
24-Mar-2025	Correspondences re: responding to purchasers' solicitors.	MAJ	1.30
25-Mar-2025	Correspondences re: purchasers solicitors.	MAJ	3.30
25-Mar-2025	Correspondences re: features and finishes swap; reviewing APS and colour charts re: rights to change upgrades.	MAJ	0.40

25-Mar-2025	Issuing delayed occupancy notices to purchasers.	MAJ	0.80
25-Mar-2025	Call with purchaser's solicitor re: amendments and PDIs.	MAJ	0.50
26-Mar-2025	Responding to purchasers' solicitors.	MAJ	1.10
26-Mar-2025	Reviewing issue re: permit transfer; calls with clients.	MAJ	0.90
26-Mar-2025	To attendances to multiple correspondences - receipt & reply re same	ASD	1.00
27-Mar-2025	Correspondences re: responding to purchasers.	MAJ	0.30
27-Mar-2025	To attendances to internal discussions with PCA re Occupancy Closing & Wire of BDOO	ASD	0.20
27-Mar-2025	To attendances to multiple correspondences - receipt & reply re same	ASD	1.00
28-Mar-2025	Correspondences re: occupancy closings.	MAJ	3.60
28-Mar-2025	Call re: occupancy closings.	MAJ	0.60
28-Mar-2025	To attendances to multiple correspondences - receipt & reply re same	ASD	1.00
31-Mar-2025	Correspondences re: termination notices.	MAJ	0.50
31-Mar-2025	Correspondences re: CCPs.	MAJ	0.30
31-Mar-2025	[REDACTED]	MAJ	1.20

OUR FEE (Reduced from docketed time of \$58,082.50)

\$49,370.12

<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	11.30
Michael Juranka	156.40
Total hours:	167.70

<u>DISBURSEMENTS</u> (E=HST exempt)	Amount
LexisNexis Recovery	275.00
LexisNexis Recovery	10.00
LexisNexis Recovery	32.00
LexisNexis Recovery	10.00
LexisNexis Recovery	195.86
Total Disbursements	\$522.86



Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 168419
Statement Date: 4/9/2025

Attention: Fanseay Wang

Amount Due: \$56,379.07

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #			
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com			
3. PAYMENT BY WIRE			
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
		Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758		
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law			
Bank Name:	Bank of Montreal	Account Number:	1017758
Bank Code:	0001	Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162		
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>			
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)			
To pay by VISA, M/C or AMEX in CAD		https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	
To pay by VISA, M/C or AMEX in USD		https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op	
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)			
To pay in CAD:		To pay in USD:	
			



LOOPSTRA NIXON LLP
BARRISTERS AND SOLICITORS

April 9, 2025

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including March 31, 2025 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.

Woodbine Place, 135 Queens Plate Drive, Suite 600, Toronto, Ontario, Canada M9W 6V7
Tel: 416.746.4710 Fax: 416.746.8319 loopstranixon.com

LawExchange
INTERNATIONAL



April 9, 2025

Invoice No. 168420

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

Interim Billing In Relation to:
General Matters

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to March 31, 2025.

OUR FEE (Reduced from docketed time of \$1,187.00)	\$1,008.95
HST on Fees @ 13%	\$131.16

Total Fees, Disbursements and HST	\$1,140.11
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Mar-2025

April 9, 2025

Invoice No. 168420

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

FEES

Date	Narrative	Professional	Time
15-Jan-2025	To attendances to receipt of Schedule to Fee Affidavit from JPS	ASD	0.20
20-Jan-2025	To attendances to multiple internal correspondence from RDT re Fee Affidavit; To attendances to compile Invoice No. 160276 & 162828 - forward to J. Parra; To attendances to multiple correspondence w/ JPS re Amended Invoices; To attendances to receipt of finalized Schedule to Fee Affidavit & Invoice; To attendances to finalize Fee Affidavit - forward to RDT & MAJ for execution; To attendances to compile executed Fee Affidavit, Schedule & Invoices - forward to R. Shah	ASD	1.70
24-Jan-2025	To correspondences and attendances re: deposit reporting;	RDT	0.20
24-Jan-2025	To attendances to receipt of correspondence from P. Martin re Bank Trust Statement & DTA Report; To attendances to receipt of NBC Trust Statement for December; To attendances to review same; To attendances to run December 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to review December Trust Balances; To attendances to compile DTA Report & NBC Bank Trust Statement - forward to P. Martins	ASD	0.70
06-Mar-2025	To attendances to receipt of correspondence from P. Martins re DTA Report; To attendances to compile & forward same	ASD	0.20
OUR FEE (Reduced from docketed time of \$1,187.00)			\$1,008.95



<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	2.80
Reg D. Theriault	0.20
Total hours:	<u>3.00</u>



Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 168420
Statement Date: 4/9/2025

Attention: Fanseay Wang

Amount Due: \$1,140.11

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #			
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com			
3. PAYMENT BY WIRE			
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
		Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758		
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law			
Bank Name:	Bank of Montreal	Account Number:	1017758
Bank Code:	0001	Account Name:	LOOPSTRA NIXON LLP
Transit Number :	24162		
5. PAYMENT BY CHEQUE PAYABLE TO: LOOPSTRA NIXON LLP			
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)			
To pay by VISA, M/C or AMEX in CAD		https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	
To pay by VISA, M/C or AMEX in USD		https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op	
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)			
To pay in CAD:		To pay in USD:	



March 14, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including March 7, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



March 14, 2024

Invoice No. 142514

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to March 7, 2024.

OUR FEE	\$18,879.00
Less Client Discount	-\$2,831.85
Net Billed Amount	\$16,047.15
HST on Fees @ 13%	\$2,086.13

Total Fees, Disbursements and HST

\$18,133.28

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 07-Mar-2024

March 14, 2024

Invoice No. 142514

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
04-Jan-2024	To correspondences re: bonding facility and deposits;	RDT	0.30
08-Jan-2024	To correspondences re: deposits;	RDT	0.20
06-Feb-2024	To conference call with project manager and trustee; to internal meeting re: same; to instruct re: same; to correspondences re: assignment request;	RDT	1.90
06-Feb-2024	To attendances to receipt of correspondence from R. Punit re Meeting Minutes - receipt of SPA & Condominium Conditions/Conditions Matrix; To attendances to review same	ASD	0.30
07-Feb-2024	To correspondences re: purchase agreement assignment; to correspondences and attendances re: existing agreements with new project manager; to conference call with project manager re: notices;	RDT	1.50
07-Feb-2024	To attendances to internal discussions re Meeting w/ Project Manager - receipt of list of required informaton to be compiled and sent	ASD	0.20
07-Feb-2024	To attendances to multiple correspondence re survey requirements re CE Condo & Standard Condo	ASD	0.20
08-Feb-2024	To correspondences and attendances re: condo registration;	RDT	0.30
08-Feb-2024	To correspondences re: assignments;	RDT	0.20
08-Feb-2024	To attendances to multiple correspondences re Meeting Minutes	ASD	0.30



08-Feb-2024	To attendances to multiple correspondences re Scheduling Meeting - Closing Procedures and Requirements	ASD	0.20
09-Feb-2024	To correspondences re: condo matters;	RDT	0.20
09-Feb-2024	To attendances to internal correspondences from RDT re Deposit Trust Agreement; To attendances to compile DTA - forward to RDT; To attendances to compile DTA - forward to T. McElroy & D. Woo; To attendances to receipt of correspondence from T. McElroy - request for Janauary Bank Statement & DTA Report; To attendances to compile	ASD	0.40
13-Feb-2024	To correspondences re: condo matters; to review conditions from planner; to review SPA; to review draft condo consents;	RDT	1.80
13-Feb-2024	To attendances to correspondence to T. McElroy - compile DTA Report & forward same	ASD	0.20
13-Feb-2024	To attendances to internal correspondence re Delayed Closing Compensation & waiving same; To attendances to receipt of reply re same	ASD	0.20
13-Feb-2024	To attendances to multiple internal discussions with DAM re compiling APS & Amendments per PM Request	ASD	0.20
14-Feb-2024	To correspondences re: site plan conditions; to review title re: easements;	RDT	0.40
14-Feb-2024	To attendances to receipt of internal correspondences re APS & Disclosure Statement; To attendances to internal discussions with RDT re same; To attendances to compile APS & Disclosure - forward to RDT for review and comment; To attendances to internal correspondences re PIN Pages & Abutting Lands; To attendances to review Site Plan Agreement; To attendances to pull PIN Pages re Subject Lands and Abutting Lands re #54 in SPA; To attendances to compile PIN Pages & APS and forward to RDT and MAJ for review and comment; To attendances to filing Site Plan Agreement & Conditions Matrix; To attendances to review Conditions Matrix re Standard & Common Element Condo; To attendances to multiple correspondences re SPA and Condition #54	ASD	2.30
14-Feb-2024	To attendances to multiple correspondence re Delayed Closing Compensation & Warning Clauses	ASD	0.30
14-Feb-2024	To attendnaces to compiling APS, amendments and notices for all POTL	DAM	1.60
15-Feb-2024	To correspondences re: agreement assignments and delayed closing compensation;	RDT	0.30



15-Feb-2024	To attendances to multiple correspondence re Warning Clauses and Delayed Closing Compensation	ASD	0.20
15-Feb-2024	To attendances to internal correspondences with DAM re status of compiling APS & Amendments	ASD	0.10
15-Feb-2024	To attendances to compiling APS, amendments and notices for all Units	DAM	1.20
16-Feb-2024	To correspondences re: condo plans; to correspondences re: amending agreements;	RDT	1.30
16-Feb-2024	To review of file matters re: lien bond, cash collateral with Berkley; to further correspondence re: same;	SJM	1.00
16-Feb-2024	To attendances to receipt of correspondence from T. McElroy re Assignment Agreements	ASD	0.20
16-Feb-2024	To attendances to receipt of correspondence from R. Punit - receipt of Site Plan Drawings & Link	ASD	0.20
16-Feb-2024	To attendances to telephone call with T. McElroy - re DTA Report and Total Amount of Deposits; To attendances to receipt of correspondence from T. McElroy - confirmation of telephone discussions & O/S Items; To attendances to internal discussions with SJM re Berkley Security & Cash Collateral; To attendances to correspondences to T. McElroy - reply/confirm O/S Items	ASD	0.70
16-Feb-2024	To attendances to multiple correspondences re Assignment Agreement; To attendances to compile precedent Assignment Agreement - forward to MAJ	ASD	0.20
20-Feb-2024	To correspondences and attendances re: critical dates and notices to purchasers; to correspondences and attendances re: trust agreement;	RDT	1.70
20-Feb-2024	To correspondence re: Tarion documents, release of LC letter; to review of Berkley, Cameron Stephens and Windsor files re: cash collateral posted; to obtaining copy of fully executed copy of Deposit Trust Agreement; to correspondence re: same; to preparation of summary for receiver; to correspondence to receiver re: DTA, confirmation of cash collateral matters;	SJM	1.30



20-Feb-2024	To attendances to correspondences re closing dates; To attendances to multiple correspondences re Data Room & Vendor Agreement; To attendances to correspondence to S. Zuliani - request confirmation of Occupancy Date re POTL 18 & Suite 312; To attendances to correspondences re Receiver Report; To attendances to multiple correspondences re Tarion & Cash Collateral	ASD	1.00
20-Feb-2024	To attendances to review POTL Agreements re Deposits; To attendances to create EXCEL Spreadsheet - Calculate Deposit Totals by POTL	ASD	3.30
21-Feb-2024	To correspondences and attendances re: purchaser deposits and buyer notices;	RDT	0.90
21-Feb-2024	To attendances to compile Agreements/Amendments re CEC - forward to M. Wywrot	ASD	0.30
21-Feb-2024	To attendances to review POTL Agreements re Deposits; To attendances to create EXCEL Spreadsheet - Calculate Deposit Totals by POTL; To attendances to compare/confirm Deposits in ND to LDD; To attendances to correspondences to T. McElroy - compile POTL Deposits - forward same	ASD	2.40
22-Feb-2024	To correspondences re: notices to purchasers; to internal meeting re: same;	RDT	1.90
22-Feb-2024	To attendances to multiple correspondences to and from T. McElroy; To attendances to telephone correspondences with T. McElroy; To attendances to internal discussions with RDT re comments on Notice to Purchasers from Albert Gelman Inc.; To attendances to further telephone correspondence with T. McElroy	ASD	0.50
22-Feb-2024	To attendances to receipt of correspondence from MAJ re Assignment Agreement; To attendances to review same and provide comments	ASD	0.60
23-Feb-2024	To project conference call; to attendances re: same; to correspondences re: precedent form of amending agreement;	RDT	0.80
26-Feb-2024	To attendances to receipt of correspondence from T. McElroy - request for summary of Assignment Requests	ASD	0.20
27-Feb-2024	To correspondences re: amending agreements;	RDT	0.20
27-Feb-2024	To correspondences re: notices to purchasers; to correspondences re: amending agreements;	RDT	0.40
27-Feb-2024	To attendances to correspondences to T. McElroy re Assignment Requests	ASD	0.20



28-Feb-2024	To attendances to receipt of T5 - Statement of Investment Income; To attendances to forward to T. McElroy & D. Woo	ASD	0.20
29-Feb-2024	To correspondences and attendances re: notices to purchasers;	RDT	0.30
29-Feb-2024	To attendances to review previous correspondences re Notice to Purchasers; To attendances to compile Notices re Lots 13-15 & Lots 22-24 - forward to M. Wywrot	ASD	0.40
29-Feb-2024	To attendances to reveiw Site/Landscape Drawings - file same; To attendances to correspondences to R. Punit - request updated link to Site Plan Documents - link expired; To attendances to receipt of updated link; To attendances to review/filing Site/Landscape Drawings	ASD	0.40
01-Mar-2024	To conference call re: project matters;	RDT	0.40
01-Mar-2024	To correspondences re: purchaser notices and amending agreements;	RDT	0.20
01-Mar-2024	To attendances to receipt of correspondences from RDT re Outside Occupancy Date - Language in Amendment; To attendances to compile correspondence & documents - forward to MAJ for review	ASD	0.30
05-Mar-2024	To review precedent amending agreement; to instruct re: same;	RDT	0.40
05-Mar-2024	To attendances to internal correspondences with MAJ re Amending Critical Dates; To attendances to internal discussions with RDT - review and comment on language re Amending Critical Dates; To attendances to receipt of comments from RDT re Amending Critical Dates; To attendances to amend Precedent Amendment to Agreement of Purchase and Sale; To attendances to internal discussions re Assignment Agreement; To attendances to correspondence to T. McElroy - Amendment to Agreement of Purchase and Sale	ASD	1.00
OUR FEE (Reduced from docketed time of \$18,879.00)			\$16,047.15

<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	17.20
Dahlia McLeod	2.80
Reg D. Theriault	15.60
Shannon MacKinnon	2.30
Total hours:	37.90



Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 142514

Statement Date: 3/14/2024

Attention: Fanseay Wang

Amount Due: \$18,133.28

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



April 12, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including April 9, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



April 12, 2024

Invoice No. 144345

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to April 9, 2024.

OUR FEE	\$11,250.50
Less Client Discount	-\$1,687.58
Net Billed Amount	\$9,562.92
HST on Fees @ 13%	\$1,243.18

Total Fees, Disbursements and HST

\$10,806.10

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 09-Apr-2024

April 12, 2024

Invoice No. 144345

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
13-Feb-2024	Reviewing SPA and APS for Warning Clauses.	MAJ	0.30
14-Feb-2024	Reviewing SPA and APS for Warning Clauses.	MAJ	1.60
08-Mar-2024	To weekly project conference call; to attendances re: same;	RDT	0.50
12-Mar-2024	To correspondences and internal meetings re: equipment assumption; to review purchase agreements;	RDT	0.50
12-Mar-2024	Review of APS and disclosure package re leased equipment and correspondence with client	JCC	1.30
13-Mar-2024	To correspondences re: purchase agreements;	RDT	0.70
13-Mar-2024	Preparation for and call with client	JCC	0.80
15-Mar-2024	To correspondences re: commissions; to weekly conference call;	RDT	0.70
18-Mar-2024	To correspondences re: reporting to receiver; to instruct re: same;	RDT	0.20



18-Mar-2024	To attendances to receipt of T3 Information Package from RDT & PCA; To attendances to amend same; To attendances to internal discussions re amendments & fee; To attendances to further internal correspondence re fee; To attendances to further amendments to T3 Information Package; To attendances to execution of T3 Information Package; To attendances to compile and forward to D. Woo & T. McElroy; To attendances to internal correspondences with PCA re T3 Information Package - compile/forward final version of T3 Information Package	ASD	0.70
18-Mar-2024	To attendances to receipt of correspondence from RDT re Assignment/Amendment updates; To attendances to correspondences re same - reply	ASD	0.30
19-Mar-2024	To attendances to review APS re POTL 35, 10, 25, 26, 27, 28; To attendances to extract Brokerage Agreement; To attendances to compile Brokerage Agreement - forward to RDT to confirm re same; To attendances to review ND Matter re Assignment Requests/Amendment Requests/Brokerage Agreement - compile re POTL 35, 10, 25, 26, 27, 28; To attendance to draft correspondence to T. McElroy & D. Woo re same; To attendances to review previous correspondence re Assignment/Amendments - compile to re-send	ASD	2.00
19-Mar-2024	To attendances to organize ND Files re POTL Matters (POTL No. 35, 10, 25, 26, 27, 28)	ASD	1.60
20-Mar-2024	To correspondences re: deposits and agent agreements;	RDT	0.30
20-Mar-2024	To attendances to internal discussions re Realty Agreement; To attendances to receipt of correspondences re Purchaser Deposits & Option Analysis	ASD	0.40
20-Mar-2024	To attendances to internal discussions re Project - telephone correspondence received from Purchaser's re Receiver's Letter	ASD	0.30
21-Mar-2024	To attendances to receipt of correspondence from H. Lafleur re Receiver Letter to Purchaser's; To attendances to review and file same	ASD	0.30
22-Mar-2024	To conference call re: project status;	RDT	0.30



22-Mar-2024	To attendances to review APS re POTL 29, 30, 31, 32, 33, 34, 16, 11; To attendances to extract Brokerage Agreement; To attendances to review correspondence in ND Matter re Assignment Requests/Amendment Requests/Brokerage Agreement - compile re POTL 29, 30, 31, 32, 33, 34, 16, 11; To attendance to edit draft correspondence to T. McElroy & D. Woo - compile Brokerage Agreement re same;	ASD	2.80
22-Mar-2024	To attendances to organize ND Files re POTL Matters (POTL No. 29, 30, 31, 32, 33, 34, 16, 11)	ASD	1.60
25-Mar-2024	To attendances to review APS re POTL 20, 23, 21, 24, 2, 18, 7, 22, 4, 14 ; To attendances to extract Brokerage Agreement; To attendances to review correspondence in ND Matter re Assignment Requests/Amendment Requests/Brokerage Agreement - compile re POTL 20, 23, 21, 24, 2, 18, 7, 22, 4, 14 ; To attendance to edit draft correspondence to T. McElroy & D. Woo - compile Brokerage Agreement re same;	ASD	3.00
25-Mar-2024	To attendances to organize ND Files re POTL Matters (POTL No. 20, 23, 21, 24, 2, 18, 7, 22, 4, 14)	ASD	1.80
27-Mar-2024	To attendances to review APS re POTL 15, 19, 9, 3, 5, 6; To attendances to extract Brokerage Agreement; To attendances to review correspondence in ND Matter re Assignment Requests/Amendment Requests/Brokerage Agreement - compile re POTL 15, 19, 9, 3, 5, 6; To attendance to edit draft correspondence to T. McElroy & D. Woo - compile Brokerage Agreement re same;	ASD	2.80
27-Mar-2024	To attendances to organize ND Files re POTL Matters (POTL No. 15, 19, 9, 3, 5, 6)	ASD	1.40
02-Apr-2024	To attendances to review APS re POTL 8, 17, 13; To attendances to extract Brokerage Agreement; To attendances to review correspondence in ND Matter re Assignment Requests/Amendment Requests/Brokerage Agreement - compile re POTL 8, 17, 13; To attendance to edit draft correspondence to T. McElroy & D. Woo - compile Brokerage Agreement re same;	ASD	1.00
02-Apr-2024	To attendances to organize ND Files re POTL Matters (POTL No. 8, 17, 13)	ASD	0.50
03-Apr-2024	To correspondences re: receiver notices;	RDT	0.20
03-Apr-2024	To attendances to correspondence re POTL 20 - re Project Status; To attendances to correspondence re POTL 20 - reply to same	ASD	0.20



05-Apr-2024	To correspondences re: condo deposits;	RDT	0.40
05-Apr-2024	To attendances to receipt of correspondence re Deposits; To attendances to correspondence to RDT - reply re same	ASD	0.20
08-Apr-2024	To correspondences and attendances re: deposit inquiries;	RDT	0.30
08-Apr-2024	To attendances to receipt of correspondence from JCC re Upgrades/Extras Deposits	ASD	0.20
OUR FEE (Reduced from docketed time of \$11,250.50)			\$9,562.92

Time Summary

Hours

Ashley Demiri	21.10
Joseph C. Cortellucci	2.10
Michael Juranka	1.90
Reg D. Theriault	4.10
Total hours:	29.20

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 144345

Statement Date: 4/12/2024

Attention: Fanseay Wang

Amount Due: \$10,806.10

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank: Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1 SWIFT CODE: BOFMCAM2 Beneficiary Account #: 24161017758	Beneficiary Name: LOOPSTRA NIXON LLP Beneficiary Address: 135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7 BNF field / SWIFT field 59: 24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name: Bank of Montreal Bank Code: 0001 Transit Number : 24162	Account Number: 1017758 Account Name: <u>LOOPSTRA NIXON LLP</u>
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD: 	To pay in USD: 



June 11, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including May 31, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



June 11, 2024

Invoice No. 147658

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to May 31, 2024.

OUR FEE	\$1,544.00
Less Client Discount	-\$231.60
Net Billed Amount	\$1,312.40
HST on Fees @ 13%	\$170.61

Total Fees, Disbursements and HST

\$1,483.01

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/kmt

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-May-2024

June 11, 2024

Invoice No. 147658

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
08-Apr-2024	Correspondence with client re confirmations	JCC	0.40
10-Apr-2024	To correspondences re: condo deposits;	RDT	0.20
10-Apr-2024	To attendances to multiple correspondence re Interim Closings;	ASD	0.20
11-Apr-2024	To correspondences re: deposits;	RDT	0.20
12-Apr-2024	To correspondences re: deposits;	RDT	0.20
26-Apr-2024	To correspondences re: termination request;	RDT	0.20
09-May-2024	To correspondences and attendances re: purchaser inquiries; to correspondences re: motion to terminate townhouse agreements; to review same;	RDT	0.40
09-May-2024	To attendances to correspondence to D. Woo & T. McElroy re Termination of Agreements; To attendances to receipt of correspondence from D. Woo re "Disclaim Freehold POTL's"	ASD	0.20
23-May-2024	To correspondences re: purchase inquiries;	RDT	0.20
27-May-2024	To correspondences re: purchase inquiries on deposits; to internal meetings re: same;	RDT	0.20
OUR FEE (Reduced from docketed time of \$1,544.00)			\$1,312.40

Time Summary

Hours

Ashley Demiri	0.40
Joseph C. Cortellucci	0.40



Reg D. Theriault	1.60
Total hours:	2.40

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 147658

Statement Date: 6/11/2024

Attention: Fanseay Wang

Amount Due: \$1,483.01

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



July 31, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including July 31, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



July 31, 2024

Invoice No. 151140

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fanseay Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to July 31, 2024.

OUR FEE	\$660.00
HST on Fees @ 13%	\$85.80

Total Fees, Disbursements and HST	\$745.80
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Jul-2024

July 31, 2024

Invoice No. 151140

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
06-Jun-2024	To attendances re: billing matters; To attendances to review PBR & finalize	ASD	0.00
07-Jun-2024	To attendances re: billing matters; To attendances to review PBR, calculate client discount & finalize	ASD	0.00
05-Jul-2024	To attendances re: billing matters; To attendances to review PBR, calculate discount, finalize & submit for approval	ASD	0.00
08-Jul-2024	To attendances to billing matters	ASD	0.00
02-Jul-2024	To attendances to receipt of NBC Trust Statement; To attendances to review same; To attendances to internal correspondence to PCA - request re Interest Posting	ASD	0.20
19-Jul-2024	To correspondences re: assignment;	RDT	0.10
22-Jul-2024	To correspondences re: assignments;	RDT	0.30
23-Jul-2024	To correspondences re: assignments;	RDT	0.20
31-Jul-2024	To review of file matters re: copies of Dragon Commitment Letter, Fiera Commitment and Fiera release; to correspondence re: same;	SJM	0.40

OUR FEE

\$660.00

Time Summary

Hours

Ashley Demiri	0.20
Reg D. Theriault	0.60



Shannon Watts

0.40

Total hours:

1.20

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 151140

Statement Date: 7/31/2024

Attention: Fanseay Wang

Amount Due: \$745.80

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #																	
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com																	
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To pay in CAD: 	To pay in USD: 																



September 11, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including September 9, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



September 11, 2024

Invoice No. 153389

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to September 9, 2024.

OUR FEE	\$7,007.00
Less Client Discount	-\$1,051.05
Net Billed Amount	\$5,955.95
HST on Fees @ 13%	\$774.27

DISBURSEMENTS:

Total Disbursements	\$132.80
HST on Disbursements	\$17.26

Total Fees, Disbursements and HST	\$6,880.28
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 09-Sep-2024

September 11, 2024

Invoice No. 153389

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
06-Aug-2024	To correspondences and attendances re: project schedule and amending agreements;	RDT	0.20
07-Aug-2024	To attendances to receipt of correspondence from M. Wywrot - request re One Drive; To attendances to compile & create One Drive re APS & Amendments - forward to M. Wywrot	ASD	0.30
07-Aug-2024	To attendances to correspondence re Fee Affidavit	ASD	0.20
07-Aug-2024	To attendances to correpondences re fee affidavit; to attendances to review fee affidavit	DAM	0.40
13-Aug-2024	To correspondences re: purchaser inquiry;	RDT	0.20
14-Aug-2024	To correspondences re: purchaser inquiries;	RDT	0.20
16-Aug-2024	To correspondences re: part lot control exemption by-law and title matters;	RDT	0.30
16-Aug-2024	To attendances to reciept of correspondence from RDT re Part Lot Control By-Law; To attendances to review same	ASD	0.30
19-Aug-2024	To correspondences and attendances re: plan registration and part lot control by-law registration; to conference call re: same; to review title and plan registrations; to internal meeting re: same;	RDT	1.00
19-Aug-2024	To attendances to receipt of correspondence re Part Lot By-Law; To attendances to review PIN Pages re Plan of Subdivsion; To attendances to internal correspondence to RDT re same	ASD	0.40



19-Aug-2024	To attendances to telephone correspondence with Teraview re Error Message #60000	ASD	0.50
20-Aug-2024	To correspondences re: part lot control exemption registration;	RDT	0.30
20-Aug-2024	To attendances to receipt to telephone call from Teranet re Error Message - Ref# 600000; To attendances to receipt of V/M - issue was escalated August 13; To attendances to receipt of further telephone call from Teranet re Error Message - Ref# 600000; To attendances to receipt of V/M - request for confirmation re previous V/M; To attendances to receipt of email from Teranet re "possible solution; To attendances to compile & forward to RDT;	ASD	0.40
22-Aug-2024	To correspondences re: purchase agreement;	RDT	0.20
23-Aug-2024	To correspondences re: purchase agreements;	RDT	0.20
23-Aug-2024	To attendances to multiple correspondence re APS - amendment required re Receivership Sale	ASD	0.40
25-Aug-2024	To correspondences re: part lot control exemption bylaw;	RDT	0.20
26-Aug-2024	To correspondences re: part lot control exemption by-law;	RDT	0.20
26-Aug-2024	To attendances to receipt of correspondence from T. McElroy re Plan Error via Teranet; To attendances to compile correspondence - forward to T. McElroy - reply; To attendances to meeting request from T. McElroy; To attendances to receipt of correspondence from T. McElroy - reply re Plan Error via Teranet	ASD	0.40
28-Aug-2024	To conference call re: form of purchase agreement; to review warranty provisions re: same;	RDT	0.90
28-Aug-2024	To attendances to receipt of correspondence from M. Wywrot - request for APS & Disclosure Documents.wrd	ASD	0.10
29-Aug-2024	To correspondences and attendances re: precedent agreement;	RDT	0.60
29-Aug-2024	Converting PDFs of executed agreements for Common Elements Condo units into standardized blank format; reviewing changes across executed agreements; emailing drafting lawyer re: changes to disclosure documents; meeting with lawyer and staff to discuss completeness of standard agreement documents.	MAJ	3.90
29-Aug-2024	To attendances to multiple internal discussion with MAJ re APS comparison;	ASD	0.20
30-Aug-2024	To correspondences and internal meeting re: purchase agreement and disclosure schedule;	RDT	0.30



30-Aug-2024	Review of and compilation of disclosure package	JCC	0.70
30-Aug-2024	Emailing drafting lawyer of disclosure documents to retrieve editable versions; discussing file with lawyer.	MAJ	0.60
30-Aug-2024	To attendances to internal discussions with MAJ re Disclosure Statement & APS	ASD	0.20
30-Aug-2024	To attendances to internal discussions with RDT re Disclosure Statement; To attendances to review APS Changes - provided by MAJ	ASD	0.20
03-Sep-2024	Compiling online folders with editable documents for agreements.	MAJ	0.90
OUR FEE (Reduced from docketed time of \$7,007.00)			\$5,955.95

Time Summary

Hours

Ashley Demiri	3.60
Dahlia McLeod	0.40
Joseph C. Cortellucci	0.70
Michael Juranka	5.40
Reg D. Theriault	4.80
Total hours:	<u>14.90</u>

DISBURSEMENTS (E=HST exempt)

Abstract Search	Amount 132.80
Total Disbursements	<u>\$132.80</u>

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 153389

Statement Date: 9/11/2024

Attention: Fanseay Wang

Amount Due: \$6,880.28

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



October 12, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including October 8, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



October 12, 2024

Invoice No. 156308

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to October 8, 2024.

OUR FEE	\$2,312.00
Less Client Discount	-\$346.80
Net Billed Amount	\$1,965.20
HST on Fees @ 13%	\$255.48

Total Fees, Disbursements and HST

\$2,220.68

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 08-Oct-2024

October 12, 2024

Invoice No. 156308

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
12-Sep-2024	To attendances to internal discussions re Occupancy Closing; To attendances to receipt of instructions re Occupancy Documents	ASD	0.20
24-Sep-2024	To attendances to review APS re Occupancy Agreement; To attendances to drafting Occupancy Agreement; To attendances to internal discussions with JCC re Occupancy Agreement; To attendances to review Schedule "C" Addendum - incorporated terms	ASD	3.40
02-Oct-2024	To correspondences and attendances re: part lot control exemption by-law; to instruct re: same;	RDT	0.30
02-Oct-2024	To attendances to receipt of correspondence re Part Lot Control By-Law & R-Plan (POTL Transfer); To attendances to internal discussions with RDT re same	ASD	0.20
03-Oct-2024	To correspondences and attendances re: land transfers and easements; to internal meeting re: same;	RDT	0.30
04-Oct-2024	To attendances to drafting occupancy documents; To attendances to review APS & correspondence re Occupancy Requirements	ASD	2.00
OUR FEE (Reduced from docketed time of \$2,312.00)			\$1,965.20

Time Summary

Hours

Ashley Demiri 5.80



Reg D. Theriault

0.60

Total hours:

6.40

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 156308

Statement Date: 10/12/2024

Attention: Fanseay Wang

Amount Due: \$2,220.68

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. **BMO or Credit Union Client?** Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #

2. **PAYMENT BY E-TRANSFER (CAD only)** - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com

3. PAYMENT BY WIRE

Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
SWIFT CODE:	BOFMCAM2	Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
Beneficiary Account #:	24161017758	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)

4. **PAYMENT BY EFT (Electronic Funds Transfer)** - Please send remittance copy to mmartins@ln.law

Bank Name: Bank of Montreal	Account Number: 1017758
Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>
Transit Number : 24162	

5. **PAYMENT BY CHEQUE PAYABLE TO:** LOOPSTRA NIXON LLP

6. **PAYMENT BY CREDIT CARD** (Please put the Invoice Number in the reference field when paying by credit card)

To pay by VISA, M/C or AMEX in CAD <https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can>

To pay by VISA, M/C or AMEX in USD <https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op>

7. **PAYMENT BY QR Code** (Please put the statement number in the reference field when paying by credit card)

To pay in CAD:



To pay in USD:





December 23, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 20, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 23, 2024

Invoice No. 161303

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 20, 2024.

OUR FEE	\$34,758.00
Less Client Discount	-\$5,213.70
Net Billed Amount	\$29,544.30
HST on Fees @ 13%	\$3,840.76

DISBURSEMENTS:

Total Disbursements	\$515.90
HST on Disbursements	\$57.85

Total Fees, Disbursements and HST	\$33,958.81
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/jep

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 20-Dec-2024

December 23, 2024

Invoice No. 161303

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
10-Oct-2024	To correspondences and attendances re: deposit and sales reporting;	RDT	0.20
11-Oct-2024	To correspondences and attendances re: deposit reporting;	RDT	0.10
28-Oct-2024	To correspondences and attendances re: assignment; to correspondences re: purchase agreement;	RDT	0.40
29-Oct-2024	To correspondences and conference call re: assignment requests; to correspondences re: occupancy closings;	RDT	0.30
31-Oct-2024	To correspondences re: assignment agreement; to correspondences re: trust account matters;	RDT	0.30
31-Oct-2024	To attendances to correspondence re Fee Affidavit	ASD	0.20
01-Nov-2024	To correspondences and internal meetings re: purchase agreement, condo registration and interim occupancy closings;	RDT	1.00
01-Nov-2024	To attendances to internal correspondence re condo meeting - compile disbursements table & document list - forward to RDT	ASD	0.40
04-Nov-2024	To correspondences and attendances re: title registrations and occupancy and title closings; to conference call re: same; to internal meetings re: same;	RDT	2.00
04-Nov-2024	Preparation for and attendance to meeting with client	JCC	0.50



04-Nov-2024	To attendances to Condo Meeting	ASD	0.70
04-Nov-2024	To attendances to internal discussions re R-Plan & POTL Transfer; To attendances to correspondence to L. Wywrot	ASD	0.30
04-Nov-2024	To attendances to meeting	DAM	0.70
05-Nov-2024	To correspondences and attendances re: parcel splits and easements; to conference call re: same;	RDT	2.60
05-Nov-2024	To attendances to receipt of correspondence from M. Wywrot re Amending Agreement	ASD	0.20
05-Nov-2024	To attendances to correspondence to D. Ding re Consent for POTL Transfer; To attendances to drafting Schedule to POTL Transfer; To attendances to internal discussions re Maintenance Easements & Storm Sewer Catch Basin; To attendances to further discussions re Maintenance Easement Language; To attendances to pull Easement YR2432916 - per Teams Meeting; To attendances to internal discussions with RDT re same; To attendances to compile Easement - forward to G. Erico; To attendances to compile Schedule to POTL Transfer & R-Plan - submit to RDT for review	ASD	5.60
05-Nov-2024	To attendances to Teams Meeting with RDT & L. Wywrot re R-Plan & POTL Transfer	ASD	0.50
06-Nov-2024	To attendances to multiple internal correspondences re Fee Affidavit	ASD	0.10
07-Nov-2024	To revise amending agreement; to correspondences re: same; to correspondences and attendances re: PIN split and amendments to purchase agreement and disclosure;	RDT	2.10
07-Nov-2024	To correspondences re: purchase agreements and critical dates; to review Tarion provisions re: outside dates;	RDT	0.50
07-Nov-2024	To attendances to multiple correspondence re Disclosure Amendments	ASD	0.20
07-Nov-2024	To attendances to correspondence re Acknowledgement & Amending Agreement	ASD	0.20
07-Nov-2024	To attendances to multiple correspondence re Outside Closing/Occupancy Dates	ASD	0.20
08-Nov-2024	To attendances to correspondence to Receiver re Fee Affidavit; To attendances to receipt of correspondence from T. McElroy re Fee Affidavit	ASD	0.20
08-Nov-2024	To attendances to correspondence re Acknowledgement & Amending Agreement	ASD	0.20



08-Nov-2024	To attendances to receipt of correspondence from L. Wywrot - F/U re Consent; To attendances to telephone call to D. Ding - left V/M; To attendances to correspondence to L. Wywrot - reply; To attendances to multiple further correspondence from L. Wywrot; To attendances to correspondence to K. Graham - F/U re Consent; To attendances to receipt of correspondence from K. Graham - reply re F/U Request	ASD	0.30
11-Nov-2024	To review POTL split transfer; to review reference plan and legal descriptions; to correspondences re: same; to correspondences re: disclosure statement and purchase agreement;	RDT	1.60
11-Nov-2024	To attendances to internal discussions re POTL Transfer; To attendances to create POTL Transfer in Teraview; To attendances to compile Shchedule & R-Plan - submit to RDT for review; To attendances to submit payment re Consent Request; To attendances to compile PIN, Restrictions, In-Preparation & Fee Payment - forward to A. Chamberland @ Richmond Hill - Legal Department	ASD	0.70
11-Nov-2024	To attendances to multiple correspondence re Fee Affidavit	ASD	0.20
12-Nov-2024	To correspondences and attendances re: POTL transfer; to correspondences re: reference plan for parking; to review same; to revise amending agreement; to correspondences re: same;	RDT	1.50
13-Nov-2024	To correspondences and attendances re: amending agreement;	RDT	0.70
13-Nov-2024	To review POTL transfer; to internal meeting re: same; to revise same;	RDT	0.30
13-Nov-2024	To attendances to internal discussions re POTL Transfer & R-Plan re same	ASD	0.30
14-Nov-2024	To correspondences re: plan amendment for Standard Condo parking requirements;	RDT	0.20
15-Nov-2024	To correspondences re: purchase agreements;	RDT	0.20
15-Nov-2024	To correspondences and attendances re: amending agreement and unavoidable delay notices; to correspondences and attendances re: POTL splits;	RDT	0.90
15-Nov-2024	To attendances to compile Invoices re Fee Affidavit; To attendances to amend Fee Affidavit; To attendances to submit to RDT - review & approval	ASD	0.50
15-Nov-2024	To attendances to multiple correspondence re R-Plan & Parking Spaces	ASD	0.30



18-Nov-2024	To correspondences and attendances re: trust account matters; to instruct re: same; to correspondences and attendances re: assignment consent;	RDT	0.40
18-Nov-2024	Updating APS and disclosure documents for CEC	MAJ	1.80
19-Nov-2024	To correspondences and attendances re: POTL division and assignment agreements;	RDT	0.50
19-Nov-2024	Updating APS and disclosure documents for CEC	MAJ	2.10
19-Nov-2024	To attendances to receipt of correspondence from A. Chamberland - executed Consent; To attendances to review same; To attendances to correspondence to A. Chamberland - request amended Consent re Transferee;	ASD	0.20
20-Nov-2024	Revising disclosure and purchase agreement documents.	MAJ	2.20
21-Nov-2024	To correspondences and conference call re: notices and potential terminations;	RDT	0.70
22-Nov-2024	To correspondences and attendances re: purchase amending agreement; to review same;	RDT	0.20
22-Nov-2024	To correspondences and attendances re: amending agreement; to revise same;	RDT	1.10
22-Nov-2024	To attendances to receipt of correspondence re POTL Transfer	ASD	0.20
25-Nov-2024	To correspondences and attendances re: purchase amending agreement;	RDT	0.40
25-Nov-2024	To attendances to to draft Acknowledgement and Direction re POTL Transfer;	ASD	0.30
26-Nov-2024	To correspondences and internal meeting re: purchase amending agreement; to correspondences and attendances re: lot splits;	RDT	0.60
26-Nov-2024	Revising disclosure and purchase agreement documents.	MAJ	1.40
26-Nov-2024	To attendances to compile Acknowledgement and Direction - forward to T. McElroy for execution; To attendances to receipt of correspondence from L. Wywrot re POTL Transfer; To attendances to correspondence to L. Wywrot - reply re same; To attendances to receipt of further correspondence re execution - Acknowledgement and Direction	ASD	0.40
27-Nov-2024	To revise amending agreement; to correspondences re: same;	RDT	1.00
27-Nov-2024	To attendances to multiple correspondence re POTL Transfer; To attendances to internal correspondence with RDT re signing & registration	ASD	0.40



28-Nov-2024	To correspondences and attendances re: POTL transfer;	RDT	0.30
28-Nov-2024	To attendances to correspondence to G. Vivian - POTL Transfer - review; To attendances to receipt of correspondence from G. Vivian - comments re POTL Transfer	ASD	0.40
28-Nov-2024	To attendances to file executed Acknowledgement & Direction; To attendances to amend POTL Transfer per G. Vivian comments; To attendances to recompile Schedule to POTL Transfer; To attendances to review POTL Transfer; To attendances to internal correspondence with RDT re Execution Teraview Instrument;	ASD	1.00
28-Nov-2024	To attendances to internal discussions with RDT re Lawyer Statement 5045 - Municipal By-Law	ASD	0.20
29-Nov-2024	To register POTL transfer; to correspondences and attendances re: same;	RDT	0.30
29-Nov-2024	To attendances to internal correspondence with RDT re Law Statement; To attendances to internal correspondence with MAJ - F/U re Law Statement; To attendances to instruct MAJ - telephone ONLANDS; To attendances to receipt of details re ONLANDS Inquiry; To attendances to further internal discussions with RDT re same; To attendances to execution re POTL Transfer in Teraview ; To attendances to review POTL Transfer; To attendances to pull updated PIN; To attendances to pull Writ Certificate; To attendances to submit POTL Transfer for Registration; To attendances to prepare accounting forms; To attendances to execution & submission of same	ASD	0.50
03-Dec-2024	To correspondences and attendances re: amendments to declaration and purchase agreement;	RDT	0.30
04-Dec-2024	To review submetering agreement; to correspondences re: same;	RDT	1.90
05-Dec-2024	To revise purchase agreement, disclosure statement and declaration; to correspondences re: same; to instruct re: same;	RDT	1.80
06-Dec-2024	To revise Standard Condo purchase agreement, disclosure statement and declaration; to instruct re: same; to correspondences re: same; to revise shared facilities agreement; to instruct re: same; to correspondences re: same;	RDT	2.80
06-Dec-2024	To correspondences and attendances re: assignment agreement;	RDT	0.20



09-Dec-2024	To correspondences and internal meetings re: Shared Facilities Agreement; to instruct re: same;	RDT	0.50
09-Dec-2024	To correspondences and attendances re: purchase agreement and disclosure;	RDT	0.80
10-Dec-2024	To correspondences and attendances re: disclosure statement and purchase agreement;	RDT	0.40
10-Dec-2024	Correspondences; revising disclosure documents.	MAJ	2.20
10-Dec-2024	To attendances to multiple correspondence re Visitor Parking Spaces; To attendances to receipt of Revised Sheet 1 Condo Plan; To attendances to review and file same	ASD	0.20
11-Dec-2024	To correspondences and internal meetings re: purchase agreement and disclosure statement; to conference call re: same;	RDT	1.70
11-Dec-2024	Reviewing client comments on disclosure documents.	MAJ	3.10
11-Dec-2024	Client call re: disclosure documents.	MAJ	0.50
12-Dec-2024	To correspondences and internal meetings re: declaration and purchase agreement;	RDT	0.30
12-Dec-2024	Jefferson compiling POTL transfer.	MAJ	1.90
13-Dec-2024	To correspondences and attendances re: POTL transfers; to correspondences and attendances re: purchase agreement and disclosure;	RDT	0.40
13-Dec-2024	To correspondences; revising shared purchase agreement; compiling POTL disclosure package.	MAJ	1.90
OUR FEE (Reduced from docketed time of \$34,758.00)			\$29,544.30

<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	15.10
Dahlia McLeod	0.70
Joseph C. Cortellucci	0.50
Michael Juranka	17.10
Reg D. Theriault	31.50
Total hours:	64.90

<u>DISBURSEMENTS</u> (E=HST exempt)	Amount
Abstract Search	239.20
Consent document	194.00
Registration (E)	70.90
Teraview Fee	11.80
Total Disbursements	\$515.90

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 161303

Statement Date: 12/23/2024

Attention: Fanseay Wang

Amount Due: \$33,958.81

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #

2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com

3. PAYMENT BY WIRE

Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
SWIFT CODE:	BOFMCAM2	Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
Beneficiary Account #:	24161017758	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)

4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law

Bank Name: Bank of Montreal	Account Number: 1017758
Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>
Transit Number : 24162	

5. PAYMENT BY CHEQUE PAYABLE TO: LOOPSTRA NIXON LLP

6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)

To pay by VISA, M/C or AMEX in CAD <https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can>

To pay by VISA, M/C or AMEX in USD <https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op>

7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)

To pay in CAD:



To pay in USD:





December 31, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 31, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 31, 2024

Invoice No. 162828A

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 31, 2024.

OUR FEE	\$7,780.50
Less Client Discount	-\$591.07
Net Billed Amount	\$7,189.43
HST on Fees @ 13%	\$934.62

Total Fees, Disbursements and HST

\$8,124.05

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/jep

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Dec-2024

December 31, 2024

Invoice No. 162828A

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
04-Nov-2024	Team call re: APS documents.	MAJ	1.10
15-Nov-2024	Revising declaration and disclosure documents.	MAJ	0.60
26-Nov-2024	Revising amendment agreement.	MAJ	3.10
05-Dec-2024	Drafting shared facilities agreement.	MAJ	4.40
	Revising disclosure documents.	MAJ	4.00
06-Dec-2024	Revising disclosure and sales docs.	MAJ	6.10
09-Dec-2024	Correspondence re: disclosure documents; Revising assignment agreement.	MAJ	1.60
24-Dec-2024	To review assignment agreement; to instruct re: same;	RDT	0.30
24-Dec-2024	To review metering agreement; to correspondences re: same;	RDT	0.80
27-Dec-2024	To correspondences and attendances re: form of assignment agreement;	RDT	0.20
OUR FEE (Reduced from original fee amount of \$7,780.50)			\$7,189.43

Time Summary	Hours
Michael Juranka	20.90
Reg D. Theriault	1.30
Total hours:	22.20

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 162828A

Statement Date: 12/31/2024

Attention: Fanseay Wang

Amount Due: \$8,124.05

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



February 15, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including February 6, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



February 15, 2024

Invoice No. 140744

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to February 6, 2024.

OUR FEE	\$950.00
Less Client Discount	-\$142.50
Net Billed Amount	\$807.50
HST on Fees @ 13%	\$104.98

Total Fees, Disbursements and HST

\$912.48

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 06-Feb-2024

February 15, 2024

Invoice No. 140744

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
03-Jan-2024	Introductory call with receiver team	JCC	0.50
05-Jan-2024	Review of Notice Letter correspondence with Ana Cosic re delayed closing compensation and proposed language	JCC	0.70
08-Jan-2024	Call with Tom Mcelroy and correspondence with receiver team	JCC	0.70
OUR FEE (Reduced from docketed time of \$950.00)			\$807.50

Time Summary

	<u>Hours</u>
Joseph C. Cortellucci	1.90
Total hours:	1.90

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 140744

Statement Date: 2/15/2024

Attention: Fanseay Wang

Amount Due: \$912.48

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. **BMO or Credit Union Client?** Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #

2. **PAYMENT BY E-TRANSFER (CAD only)** - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com

3. PAYMENT BY WIRE

Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
SWIFT CODE:	BOFMCAM2	Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
Beneficiary Account #:	24161017758	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)

4. **PAYMENT BY EFT (Electronic Funds Transfer)** - Please send remittance copy to mmartins@ln.law

Bank Name: Bank of Montreal	Account Number: 1017758
Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>
Transit Number : 24162	

5. **PAYMENT BY CHEQUE PAYABLE TO:** LOOPSTRA NIXON LLP

6. **PAYMENT BY CREDIT CARD** (Please put the Invoice Number in the reference field when paying by credit card)

To pay by VISA, M/C or AMEX in CAD <https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can>

To pay by VISA, M/C or AMEX in USD <https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op>

7. **PAYMENT BY QR Code** (Please put the statement number in the reference field when paying by credit card)

To pay in CAD:



To pay in USD:





March 14, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including March 6, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



March 14, 2024

Invoice No. 142509

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to March 6, 2024.

OUR FEE	\$1,474.50
Less Client Discount	-\$221.17
Net Billed Amount	\$1,253.33
HST on Fees @ 13%	\$162.93

Total Fees, Disbursements and HST

\$1,416.26

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 06-Mar-2024

March 14, 2024

Invoice No. 142509

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
07-Feb-2024	To attendances to correspondence re Waiver of Delayed Closing Compensation	ASD	0.20
13-Feb-2024	To attendances to multiple internal discussions with DAM re compiling APS & Amendments per PM Request	ASD	0.20
14-Feb-2024	To attendances to compiling APS, Amendments, notices for POTI	DAM	2.30
15-Feb-2024	To attendances to compiling APS, amendments and notices for all POTL	DAM	1.60
16-Feb-2024	To attendances to receipt of correspondence from RDT re Total Deposits received re Standard Condo; To attendances to review DTA Report - confirm total amount of deposits received; To attendances to correspondence to T. McElroy - reply re Total Amount of Deposits; To attendances to receipt of further correspondence from T. McElroy re "Stacked Townhouses"; To attendances to further correspondence to T. McElroy	ASD	0.50
21-Feb-2024	To attendances to compile Agreements/Amendments re CEC - forward to M. Wywrot	ASD	0.30
29-Feb-2024	To attendances to review municipal addressing & postal code	ASD	0.30
OUR FEE (Reduced from docketed time of \$1,474.50)			\$1,253.33



Time Summary

Hours

Ashley Demiri	1.50
Dahlia McLeod	3.90
Total hours:	5.40

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 142509

Statement Date: 3/14/2024

Attention: Fanseay Wang

Amount Due: \$1,416.26

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



April 12, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including April 10, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



April 12, 2024

Invoice No. 144486

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to April 10, 2024.

OUR FEE	\$4,356.00
Less Client Discount	-\$653.40
Net Billed Amount	\$3,702.60
HST on Fees @ 13%	\$481.34

Total Fees, Disbursements and HST

\$4,183.94

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 10-Apr-2024

April 12, 2024

Invoice No. 144486

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
12-Mar-2024	Review of APS and disclosure package re leased equipment and correspondence with client	JCC	1.30
13-Mar-2024	Preparation for and call with client	JCC	0.80
20-Mar-2024	To attendances to internal discussions re Project - telephone correspondence received from Purchaser's re Receiver's Letter	ASD	0.30
22-Mar-2024	To attendances to compiling documents re clients request	DAM	2.50
25-Mar-2024	The attendances to compiling amendments, agency agreement and assignments for Units (202, 203,204,209,210,220,301,302,304,307 118,117,116,119,318,120,104,107,110,108,101)	DAM	3.00
27-Mar-2024	The attendances to compiling amendments, agency agreement and assignments for Units (313,306,315,212, 109,111,218,319,219,303,112,)	DAM	2.50
28-Mar-2024	To attendances finalizing the compilation of documents re clients request	DAM	1.20
03-Apr-2024	To attendances to internal discussions re Receiver Letter	ASD	0.20
03-Apr-2024	To attendances to correspondence re Suite 112 - re Deposit Monies; To attendances to correspondence re Suite 112 - reply to same	ASD	0.20
03-Apr-2024	To attendances to multiple correspondence re Suite 217 - re Project Status; To attendances to multiple correspondence re Suite 217 - reply to same	ASD	0.20



05-Apr-2024	To attendances to receipt of correspondence re Deposits; To attendances to correspondence to RDT - reply re same	ASD	0.20
08-Apr-2024	To attendances to receipt of correspondence from JCC re Upgrades/Extras Deposits	ASD	0.20
08-Apr-2024	To attendances to review correspondence in ND Matter re Assignment Requests/Amendment Requests - compile re Suite 307, 217, 312; To attendance to edit draft correspondence to T. McElroy & D. Woo	ASD	1.00
09-Apr-2024	To attendances to compile DTA Report - convert to PDF; To attendances to correspondence to M. Wywrot - forward DTA Report	ASD	0.30
09-Apr-2024	To attendances to telephone call with M. Wywrot - discussion re Release of Deposit Funds	ASD	0.20
09-Apr-2024	To attendances to internal discussions re Deposit Release	ASD	0.20
OUR FEE (Reduced from docketed time of \$4,356.00)			\$3,702.60

<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	3.00
Dahlia McLeod	9.20
Joseph C. Cortellucci	2.10
Total hours:	14.30

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 144486

Statement Date: 4/12/2024

Attention: Fanseay Wang

Amount Due: \$4,183.94

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #			
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com			
3. PAYMENT BY WIRE			
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
SWIFT CODE:	BOFMCAM2	Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
Beneficiary Account #:	24161017758	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law			
Bank Name:	Bank of Montreal	Account Number:	1017758
Bank Code:	0001	Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162		
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>			
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)			
To pay by VISA, M/C or AMEX in CAD		https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	
To pay by VISA, M/C or AMEX in USD		https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op	
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)			
To pay in CAD:		To pay in USD:	
			



June 11, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including May 31, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



June 11, 2024

Invoice No. 147659

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to May 31, 2024.

OUR FEE	\$288.00
Less Client Discount	-\$43.20
Net Billed Amount	\$244.80
HST on Fees @ 13%	\$31.82

Total Fees, Disbursements and HST

\$276.62

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/kmt

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-May-2024

June 11, 2024

Invoice No. 147659

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
26-Apr-2024	To attendances to receipt of correspondence from D. Woo - reply re Suite 213; To attendances to further correspondence to D. Woo; To attendances to receipt of further correspondence from D. Woo - reply re Cancellation of APS & Release of Deposit	ASD	0.20
30-Apr-2024	To attendances to multiple correspondence re Receivership	ASD	0.20
09-May-2024	To attendances to correspondence to D. Woo & T. McElroy re Termination of Agreements	ASD	0.10
27-May-2024	To attendances to receipt of correspondence from Reg Theriault re Suite 205 - request for JCC to review and reply; To attendances to review DTA Report - confirmation re deposit release re Suite 205	ASD	0.20
28-May-2024	To attendances to internal correspondence re Suite 205 & deposit inquiry	ASD	0.20
OUR FEE (Reduced from docketed time of \$288.00)			\$244.80

Time Summary

	<u>Hours</u>
Ashley Demiri	0.90
Total hours:	0.90

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 147659

Statement Date: 6/11/2024

Attention: Fanseay Wang

Amount Due: \$276.62

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



September 11, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including September 9, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



September 11, 2024

Invoice No. 153390

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to September 9, 2024.

OUR FEE	\$2,008.00
Less Client Discount	-\$301.20
Net Billed Amount	\$1,706.80
HST on Fees @ 13%	\$221.88

Total Fees, Disbursements and HST

\$1,928.68

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 09-Sep-2024

September 11, 2024

Invoice No. 153390

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
07-Aug-2024	To attendances to receipt of correspondence from M. Wywrot - request re One Drive; To attendances to compile & create One Drive re APS & Amendments - forward to M. Wywrot	ASD	0.30
07-Aug-2024	To attendances to correspondence re Fee Affidavit	ASD	0.20
28-Aug-2024	Reviewing executed POTL agreements and comparing to standard agreements on file to determine changes made.	MAJ	1.00
28-Aug-2024	To attendances to receipt of correspondence from M. Wywrot - request for APS & Disclosure Documents.wrd	ASD	0.10
29-Aug-2024	Converting PDFs of executed agreements for standard condo units into a standardized blank format; reviewing changes across executed agreements; emailing drafting lawyer re: changes to disclosure documents; meeting with lawyer and staff to discuss completeness of standard agreement documents.	MAJ	3.80
29-Aug-2024	To attendances to multiple internal discussion with MAJ re APS comparison; To attendances to receipt of correspondence from MAJ re APS & Schedules - converted to word & comparison notes	ASD	0.40
30-Aug-2024	To attendances to internal discussions with MAJ re Disclosure Statement & APS	ASD	0.20



30-Aug-2024 To attendances to internal discussions with RDT ASD 0.20
re Disclosure Statement; To attendances to
review APS Changes - provided by MAJ
OUR FEE (Reduced from docketed time of \$2,008.00) \$1,706.80

<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	1.40
Michael Juranka	4.80
Total hours:	6.20

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 153390

Statement Date: 9/11/2024

Attention: Fanseay Wang

Amount Due: \$1,928.68

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #			
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com			
3. PAYMENT BY WIRE			
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
		Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758		
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law			
Bank Name:	Bank of Montreal	Account Number:	1017758
Bank Code:	0001	Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162		
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>			
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)			
To pay by VISA, M/C or AMEX in CAD		https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	
To pay by VISA, M/C or AMEX in USD		https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op	
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)			
To pay in CAD:		To pay in USD:	
			



October 17, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including October 15, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



October 17, 2024

Invoice No. 156591

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to October 15, 2024.

OUR FEE	\$2,990.00
Less Client Discount	-\$734.09
Net Billed Amount	\$2,255.91
HST on Fees @ 13%	\$293.27

Total Fees, Disbursements and HST

\$2,549.18

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/jep

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 15-Oct-2024

October 17, 2024

Invoice No. 156591

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
30-Aug-2024	Review of and compilation of disclosure package	JCC	1.50
12-Sep-2024	To attendances to internal discussions re Occupancy Closing; To attendances to receipt of instructions re Occupancy Documents	ASD	0.20
24-Sep-2024	TTo attendances to review APS re Occupancy Agreement; To attendances to review Tarion Addendum; To attendances to drafting Occupancy Agreement;	ASD	0.40
25-Sep-2024	To attendances to review APS re Occupancy Agreement; To attendances to compare Occupancy Agreement with APS - incorporate missing clauses	ASD	1.50
27-Sep-2024	To attendances to review APS re Occupancy Agreement; To attendances to compare Occupancy Agreement with APS - incorporate missing clauses; To attendances to amending Occupancy Agreement	ASD	2.40
30-Sep-2024	To attendances to amending Occupancy Agreement	ASD	2.50
OUR FEE (Reduced from docketed time of \$2,990.00)			\$2,255.91

Time Summary

Hours

Ashley Demiri	7.00
Joseph C. Cortellucci	1.50
Total hours:	8.50



Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 156591

Statement Date: 10/17/2024

Attention: Fanseay Wang

Amount Due: \$2,549.18

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



December 12, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 10, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 12, 2024

Invoice No. 160188

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 10, 2024.

OUR FEE	\$4,272.50
Less Client Discount	-\$640.88
Net Billed Amount	\$3,631.62
HST on Fees @ 13%	\$472.11

Total Fees, Disbursements and HST

\$4,103.73

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/jep

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 10-Dec-2024

December 12, 2024

Invoice No. 160188

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
31-Oct-2024	To attendances to correspondence re Fee Affidavit	ASD	0.20
04-Nov-2024	Preparation for and attendance to meeting with client	JCC	0.50
04-Nov-2024	To attendances to Condo Meeting	ASD	0.80
04-Nov-2024	To attendances to condo meeting	DAM	0.70
05-Nov-2024	To attendances to receipt of correspondence from M. Wywrot re Amending Agreement	ASD	0.20
06-Nov-2024	To attendances to multiple internal correspondences re Fee Affidavit	ASD	0.10
13-Nov-2024	To attendances to multiple correspondence re Amending Agreement; To attendances to compile APS re Standard Unit - forward to T. McElroy	ASD	0.40
15-Nov-2024	To attendances to of correspondence from R. Shah - request re Extras Amendment; To attendances to review ND re same; To attendances to compile APS - forward to R. Shah; To attendances to receipt of further correspondence from R. Shah - request for APS w_extras Amendment; To attendances to correspondence to R. Shah - reply re same	ASD	0.20
18-Nov-2024	Updating APS and disclosure documents for SC.	MAJ	1.60
19-Nov-2024	Updating APS and disclosure documents for SC.	MAJ	2.00
19-Nov-2024	To attendances to multiple correspondence re APS & Schedule "C"	ASD	0.20



20-Nov-2024	Revising disclosure and purchase agreement documents.	MAJ	2.30
20-Nov-2024	To attendances to correspondence re Parking Spots & Disclosure	ASD	0.30
21-Nov-2024	To attendances to correspondence re Budget	ASD	0.20
22-Nov-2024	To attendances to receipt of correspondence from T. McElroy re Amending Agreement; To attendances to review same; To attendances to receipt of correspondence from RDT - revised Amending Agreement; To attendances to review same	ASD	0.40
22-Nov-2024	To attendances to review ND re APS & Schedule "C"	ASD	0.50
25-Nov-2024	To attendances to multiple correspondence re Amending Agreement	ASD	0.20
25-Nov-2024	To attendances to receipt of correspondence from M. Wywrot re Amending Agreement	ASD	0.20
26-Nov-2024	Revising disclosure and purchase agreement documents.	MAJ	1.30
26-Nov-2024	To attendances to correspondence re Disclosure Amendments	ASD	0.20
29-Nov-2024	To attendances to receipt of correspondence re updated Disclosure	ASD	0.20
02-Dec-2024	To attendances to internal discussions with RDT re Assignment Agreement & Amending Agreement; To attendances to correspondence to M. Wywrot & T. Scott re same; To attendances to receipt of correspondence from M. Wywrot re Assignment & Amending Agreement	ASD	0.40
OUR FEE (Reduced from docketed time of \$4,272.50)			\$3,631.62

<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	4.70
Dahlia McLeod	0.70
Joseph C. Cortellucci	0.50
Michael Juranka	7.20
Total hours:	13.10

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fanseay Wang

Statement No: 160188

Statement Date: 12/12/2024

Amount Due: \$4,103.73

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (<u>Please put the Invoice Number in the reference field when paying by credit card</u>)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



December 31, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 31, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 31, 2024

Invoice No. 162829

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 31, 2024.

OUR FEE	\$1,105.00
Less Client Discount	-\$165.75
Net Billed Amount	\$939.25
HST on Fees @ 13%	\$122.10

Total Fees, Disbursements and HST

\$1,061.35

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/jep

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Dec-2024

December 31, 2024

Invoice No. 162829

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
13-Dec-2024	To correspondences; revising assignment agreement.	MAJ	0.50
16-Dec-2024	Revising assignment agreement.	MAJ	0.60
17-Dec-2024	Revising assignment agreement.	MAJ	1.10
19-Dec-2024	Correspondences re: assignment agreement.	MAJ	0.40
27-Dec-2024	Revising assignment agreement; correspondences.	MAJ	0.80
OUR FEE (Reduced from docketed time of \$1,105.00)			\$939.25

Time Summary

	<u>Hours</u>
Michael Juranka	3.40
Total hours:	3.40

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 162829

Statement Date: 12/31/2024

Attention: Fanseay Wang

Amount Due: \$1,061.35

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #

2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com

3. PAYMENT BY WIRE

Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
SWIFT CODE:	BOFMCAM2	Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
Beneficiary Account #:	24161017758	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)

4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law

Bank Name: Bank of Montreal	Account Number: 1017758
Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>
Transit Number : 24162	

5. PAYMENT BY CHEQUE PAYABLE TO: LOOPSTRA NIXON LLP

6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)

To pay by VISA, M/C or AMEX in CAD <https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can>

To pay by VISA, M/C or AMEX in USD <https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op>

7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)

To pay in CAD:



To pay in USD:





March 14, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including March 6, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



March 14, 2024

Invoice No. 142515

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fanseay Wang

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to March 6, 2024.

OUR FEE (Reduced from docketed time of \$1,188.50)	\$1,010.23
HST on Fees @ 13%	\$131.33

DISBURSEMENTS:

Total Disbursements	\$208.50
HST on Disbursements	\$27.11

Total Fees, Disbursements and HST	\$1,377.17
--	-------------------

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 06-Mar-2024

March 14, 2024

Invoice No. 142515

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
08-Feb-2024	To attendances to internal correspondences with PCA re NBC Bank Statement - January 2024; To attendances to receipt of NBC Bank Statement from PCA; To attendances to confirmation re Interest Posting; To attendances to review & filing same	ASD	0.30
12-Feb-2024	To attendances to compiling APS and amendments	DAM	1.90
13-Feb-2024	To attendances to prepare Statutory Declaration re DTA Report; To attendances to balance NBC Statement to Trust Account; To attendances	ASD	1.50
22-Feb-2024	Correspondence re Amendment request	RLU	0.10
29-Feb-2024	Correspondences re Amendment requests	RLU	0.30
OUR FEE (Reduced from docketed time of \$1,188.50)			\$1,010.23

Time Summary

Hours

Ashley Demiri	1.80
Dahlia McLeod	1.90
Richelle Unger	0.40
Total hours:	4.10

DISBURSEMENTS (E=HST exempt)

	<u>Amount</u>
Abstract Search	208.50
Total Disbursements	\$208.50

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 142515

Statement Date: 3/14/2024

Attention: Fanseay Wang

Amount Due: \$1,377.17

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #																	
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com																	
3. PAYMENT BY WIRE <table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">Beneficiary's Bank:</td> <td style="width: 30%;"> Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1 </td> <td style="width: 20%;">Beneficiary Name:</td> <td style="width: 30%;"> LOOPSTRA NIXON LLP </td> </tr> <tr> <td></td> <td></td> <td>Beneficiary Address:</td> <td> 135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7 </td> </tr> <tr> <td>SWIFT CODE:</td> <td>BOFMCAM2</td> <td>BNF field / SWIFT field 59:</td> <td> 24161017758 CDN (11 digit transit and account #) </td> </tr> <tr> <td>Beneficiary Account #:</td> <td>24161017758</td> <td></td> <td></td> </tr> </table>		Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP			Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7	SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)	Beneficiary Account #:	24161017758		
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Bank Name: Bank of Montreal	Account Number: 1017758																
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To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can																
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op																
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To pay in CAD: 	To pay in USD: 																



April 12, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including April 9, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



April 12, 2024

Invoice No. 144347

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

Interim Billing In Relation to:
General Matters

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to April 9, 2024.

OUR FEE (Reduced from docketed time of \$753.00)	\$640.05
HST on Fees @ 13%	\$83.21

Total Fees, Disbursements and HST	\$723.26
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 09-Apr-2024

April 12, 2024

Invoice No. 144347

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
07-Mar-2024	T.C. w/ PR Unit 103 re status, advised to call own lawyer	RLU	0.10
08-Mar-2024	To internal correspondences with Pat Carrano re National Bank Statement; to receipt of the same; to attendances re review of DTA report for February; to further internal correspondences with Ashley Demiri re same; to attendances re Statutory Declaration re February DTA report;	AVR	1.00
08-Mar-2024	To attendances to instruct AVR re DTA Reporting; To attendances to internal discussions re NBC Statement re February 2024; To attendances to further internal discussions - review Trust Statement	ASD	0.40
13-Mar-2024	Ran February 2024 Monthly Trust Balances Report for monthly deposits report as required	RLU	0.30
13-Mar-2024	To correspondence re: Common Element and Standard Condominium disclosure packages;	SJM	0.20
20-Mar-2024	Correspondences re Receivership Letter	RLU	0.40
21-Mar-2024	Discussions re status of project	RLU	0.20
OUR FEE (Reduced from docketed time of \$753.00)			\$640.05

Time Summary

Hours

Annette Brodie	1.00
Ashley Demiri	0.40
Richelle Unger	1.00
Shannon MacKinnon	0.20
Total hours:	2.60

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 144347

Statement Date: 4/12/2024

Attention: Fanseay Wang

Amount Due: \$723.26

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #			
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com			
3. PAYMENT BY WIRE			
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
SWIFT CODE:	BOFMCAM2	Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
Beneficiary Account #:	24161017758	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law			
Bank Name:	Bank of Montreal	Account Number:	1017758
Bank Code:	0001	Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162		
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>			
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)			
To pay by VISA, M/C or AMEX in CAD		https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	
To pay by VISA, M/C or AMEX in USD		https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op	
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)			
To pay in CAD:		To pay in USD:	
			



June 11, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including May 31, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



June 11, 2024

Invoice No. 147660

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim Billing In Relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to May 31, 2024.

OUR FEE (Reduced from docketed time of \$1,216.00)	\$1,033.60
HST on Fees @ 13%	\$134.37

Total Fees, Disbursements and HST

\$1,167.97

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/kmt

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-May-2024

June 11, 2024

Invoice No. 147660

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
12-Apr-2024	To attendances to receipt of correspondence from D. Woo - request for NBC Statement; To attendances to correspondence to D. Woo - compile NBC Statement & forward same; To attendances to internal correspondence to PCA - request for NBC Statement for March; To attendances to receipt of NBC Bank Statement (March); To attendances to review and file same	ASD	0.40
16-Apr-2024	To attendances to run March 2024 - Monthly Trust Balances Report as required for DTA Report	ASD	0.30
17-Apr-2024	To attendances to reviewing Trust Balances re DTA Report; To attendances to balance DTA Report to Bank Statement; To attendances to drafting statutory declaration; To attendances to drafting DTA Report for March	ASD	1.50
03-May-2024	Correspondence re PR request for release	RLU	0.20
14-May-2024	To attendances to receipt of NBC Account Summary; To attendances to review same; To attendances to correspondence to PCA - request NBC Bank Statement; To attendances to receipt of correspondence from PCA - NBC Site updated, no statement available	ASD	0.20
17-May-2024	To attendances to run March 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to reviewing Trust Balances re DTA Report; To attendances to balance DTA Report to Bank Statement; To attendances to drafting statutory declaration; To attendances to drafting DTA Report for April	ASD	1.20

OUR FEE (Reduced from docketed time of \$1,216.00)

\$1,033.60



Time Summary

Hours

Ashley Demiri	3.60
Richelle Unger	0.20
Total hours:	3.80

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 147660

Statement Date: 6/11/2024

Attention: Fanseay Wang

Amount Due: \$1,167.97

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #	
2. PAYMENT BY E-TRANSFER (<u>CAD only</u>) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
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BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Account Number:	1017758
Bank Code:	0001
Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162
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To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (<u>Please put the statement number in the reference field when paying by credit card</u>)	
To pay in CAD:	To pay in USD:
	



July 12, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including June 30, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



July 12, 2024

Invoice No. 150230

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim Billing In Relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to June 30, 2024.

OUR FEE (Reduced from docketed time of \$320.00)	\$272.00
HST on Fees @ 13%	\$35.36

Total Fees, Disbursements and HST	\$307.36
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/kmt

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 30-Jun-2024

July 12, 2024

Invoice No. 150230

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
28-Jun-2024	To attendances to run May 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to review May Trust Balances; To attendances to internal correspondence with PCA re NBC May Statement; To attendances to reviewing Trust Balances re DTA Report; To attendances to drafting statutory declaration; To attendances to drafting DTA Report for May;	ASD	1.00
OUR FEE (Reduced from docketed time of \$320.00)			\$272.00

Time Summary

	<u>Hours</u>
Ashley Demiri	1.00
Total hours:	1.00

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 150230

Statement Date: 7/12/2024

Attention: Fanseay Wang

Amount Due: \$307.36

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #	
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
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Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
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Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>
Transit Number : 24162	
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)	
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To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)	
To pay in CAD:	To pay in USD:
	



September 11, 2024

Reg D. Theriault
Direct Line: 416.748.4751
Email: rtheriault@loonix.com
*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including September 9, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



September 11, 2024

Invoice No. 153391

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim Billing In Relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to September 9, 2024.

OUR FEE (Reduced from docketed time of \$768.00)	\$652.81
HST on Fees @ 13%	\$84.87

Total Fees, Disbursements and HST	\$737.68
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 09-Sep-2024

September 11, 2024

Invoice No. 153391

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
07-Aug-2024	To attendances to correspondence re Fee Affidavit	ASD	0.20
09-Aug-2024	To attendances to correspondence to PCA re NBC Trust Statement & Interest; To attendances to receipt of NBC Trust Statement for June; To attendances to review same; To attendances to receipt of NBC Trust Statement for July; To attendances to review same; To attendances to run June 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to review June Trust Balances; To attendances to run July 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to review July Trust Balances; To attendances to run May 2024 - Monthly Trust Balances Report as required for DTA Report - interest posted; To attendances to review May Trust Balances;	ASD	2.00
14-Aug-2024	To attendances to receipt of correspondence re Suite 318 from RDT; To attendances to review same & review LDD - confirm re CEC or Standard; To attendances to correspondence to RDT - reply	ASD	0.20

OUR FEE (Reduced from docketed time of \$768.00)

\$652.81

Time Summary

Hours

Ashley Demiri	2.40
Total hours:	2.40

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 153391

Statement Date: 9/11/2024

Attention: Fanseay Wang

Amount Due: \$737.68

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #	
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name:	Bank of Montreal
Bank Code:	0001
Transit Number :	24162
Account Number:	1017758
Account Name:	<u>LOOPSTRA NIXON LLP</u>
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)	
To pay in CAD:	To pay in USD:
	



October 12, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including October 9, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



October 12, 2024

Invoice No. 156312

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim Billing In Relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to October 9, 2024.

OUR FEE (Reduced from docketed time of \$1,152.00)	\$979.20
HST on Fees @ 13%	\$127.30

DISBURSEMENTS:

Total Disbursements	\$99.80
HST on Disbursements	\$12.97

Total Fees, Disbursements and HST	<u>\$1,219.27</u>
--	--------------------------

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/tha

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 09-Oct-2024

October 12, 2024

Invoice No. 156312

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
16-Sep-2024	To attendances to correspondence to PCA re NBC Trust Statement & Interest; To attendances to receipt of NBC Trust Statement for August; To attendances to review same; To attendances to run August 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to review August Trust Balances;	ASD	1.00
03-Oct-2024	To attendances to receipt of multiple correspondence re R-Plan & Easements; To attendances to review R-Plan & Subdivision Plan; To attendances to review Statement of Account - provided by JPS; To attendances to amend Fee Affidavit; To attendances to internal discussions with RDT re Fee Affidavit; To attendances to internal correspondence to AMA re Fee Affidavit & calculations; To attendances to receipt of correspondence from AMA - calculations re fee affidavit; To attendances to compile fee affidavit - forward to RDT for review	ASD	1.50
08-Oct-2024	To attendances to correspondence to PCA - request for September Trust Statement	ASD	0.10
09-Oct-2024	To attendances to receipt of NBC Trust Statement for September; To attendances to review same; To attendances to run September 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to review September Trust Balances;	ASD	1.00

OUR FEE (Reduced from docketed time of \$1,152.00)

\$979.20



Time Summary

Hours

Ashley Demiri	3.60
Total hours:	<u>3.60</u>

DISBURSEMENTS (E=HST exempt)

Amount

Abstract Search	99.80
Total Disbursements	<u>\$99.80</u>

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 156312

Statement Date: 10/12/2024

Attention: Fanseay Wang

Amount Due: \$1,219.27

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #	
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com	
3. PAYMENT BY WIRE	
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1
Beneficiary Name:	LOOPSTRA NIXON LLP
Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2
Beneficiary Account #:	24161017758
BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law	
Bank Name: Bank of Montreal	Account Number: 1017758
Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>
Transit Number : 24162	
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>	
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)	
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)	
To pay in CAD:	To pay in USD:
	



December 12, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 10, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 12, 2024

Invoice No. 160282

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

Interim Billing In Relation to:
General Matters

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 10, 2024.

OUR FEE (Reduced from docketed time of \$1,504.00)	\$1,278.40
HST on Fees @ 13%	\$166.19

Total Fees, Disbursements and HST

\$1,444.59

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault

RDT/jep

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 10-Dec-2024

December 12, 2024

Invoice No. 160282

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fansey Wang

Interim Billing In Relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
10-Oct-2024	To attendances to receipt of correspondence from P. Martin - request for DTA Report and NBC Statement; To attendances to compile DTA Report & NBC Statement - forward to P. Martin	ASD	0.20
18-Oct-2024	To attendances to correspondence to JPS - request to amend Schedule re Fee Affidavit	ASD	0.20
30-Oct-2024	To attendances to internal correspondence re Assignment & Additional Clauses re Tarion Delayed Closing Compensation; To attendances to review matter re Assignment Agreement; To attendances to review correspondence re Assignment Agreement & Extension Agreement	ASD	0.50
31-Oct-2024	To attendances to correspondence re Fee Affidavit	ASD	0.20
31-Oct-2024	To attendances to amend Fee Affidavit; To attendances to calculate Hourly Rate average; To attendances to compile Fee Affidavit & Schedule - forward to RDT re review and comment	ASD	0.50
06-Nov-2024	To attendances to multiple internal correspondences re Fee Affidavit	ASD	0.10
07-Nov-2024	To attendances to internal discussions with RDT re Fee Affidavit; To attendances to amend Fee Affidavit per RDT comments; To attendances to compile Fee Affidavit for execution; To attendances to correspondence to Reg Theriault re submission to Receiver	ASD	0.40
11-Nov-2024	To attendances to correspondence to PCA - request for October Trust Statement	ASD	0.20



19-Nov-2024	To attendances to amend Fee Affidavit per RDT comments; To attendances to compile Invoices - Exhibit "B"; To attendances to submit to RDT re Execution; To attendances to compile Fee Affidavit - forward to T. McElroy	ASD	1.20
19-Nov-2024	To attendances to multiple correspondence re Trust Statement; To attendances to compile October Bank Statement - forward to T. Scott & T. McElroy	ASD	0.20
20-Nov-2024	To attendances to receipt of NBC Trust Statement for October; To attendances to review same; To attendances to run October 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to review October Trust Balances;	ASD	1.00
OUR FEE (Reduced from docketed time of \$1,504.00)			\$1,278.40

Time Summary

Hours

Ashley Demiri	4.70
Total hours:	4.70

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 160282

Statement Date: 12/12/2024

Attention: Fanseay Wang

Amount Due: \$1,444.59

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #					
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com					
3. PAYMENT BY WIRE <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Beneficiary's Bank: Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1 SWIFT CODE: BOFMCAM2 Beneficiary Account #: 24161017758 </td> <td style="width: 50%; vertical-align: top;"> Beneficiary Name: LOOPSTRA NIXON LLP Beneficiary Address: 135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7 BNF field / SWIFT field 59: 24161017758 CDN (11 digit transit and account #) </td> </tr> </table>		Beneficiary's Bank: Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1 SWIFT CODE: BOFMCAM2 Beneficiary Account #: 24161017758	Beneficiary Name: LOOPSTRA NIXON LLP Beneficiary Address: 135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7 BNF field / SWIFT field 59: 24161017758 CDN (11 digit transit and account #)		
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5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>					
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card) <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">To pay by VISA, M/C or AMEX in CAD</td> <td style="width: 50%; text-align: right;">https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can</td> </tr> <tr> <td>To pay by VISA, M/C or AMEX in USD</td> <td style="text-align: right;">https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op</td> </tr> </table>		To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can				
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op				
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card) <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> To pay in CAD:  </td> <td style="width: 50%; vertical-align: top;"> To pay in USD:  </td> </tr> </table>		To pay in CAD: 	To pay in USD: 		
To pay in CAD: 	To pay in USD: 				



December 31, 2024

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 31, 2024 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 31, 2024

Invoice No. 162830

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim Billing In Relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 31, 2024.

OUR FEE (Reduced from docketed time of \$352.00)	\$299.20
HST on Fees @ 13%	\$38.90

Total Fees, Disbursements and HST	\$338.10
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/jep

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Dec-2024

December 31, 2024

Invoice No. 162830

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

Interim Billing In Relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
13-Dec-2024	To attendances to receipt of correspondence from R. Shah re Fee Affidavit; To attendances to review Schedule re Fee Affidavit - determine Invoices post Appointment of Receivership	ASD	0.50
17-Dec-2024	To attendances to receipt of NBC Trust Statement for November; To attendances to review same; To attendances to run November 2024 - Monthly Trust Balances Report as required for DTA Report; To attendances to review November Trust Balances;	ASD	0.40
18-Dec-2024	To attendances to DTA Reporting	ASD	0.20
OUR FEE (Reduced from docketed time of \$352.00)			\$299.20

Time Summary

Hours

Ashley Demiri	1.10
Total hours:	1.10

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 162830

Statement Date: 12/31/2024

Attention: Fanseay Wang

Amount Due: \$338.10

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #																	
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com																	
3. PAYMENT BY WIRE <table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">Beneficiary's Bank:</td> <td style="width: 30%;"> Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1 </td> <td style="width: 20%;">Beneficiary Name:</td> <td style="width: 30%;"> LOOPSTRA NIXON LLP </td> </tr> <tr> <td></td> <td></td> <td>Beneficiary Address:</td> <td> 135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7 </td> </tr> <tr> <td>SWIFT CODE:</td> <td>BOFMCAM2</td> <td>BNF field / SWIFT field 59:</td> <td> 24161017758 CDN (11 digit transit and account #) </td> </tr> <tr> <td>Beneficiary Account #:</td> <td>24161017758</td> <td></td> <td></td> </tr> </table>		Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP			Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7	SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)	Beneficiary Account #:	24161017758		
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP														
		Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7														
SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)														
Beneficiary Account #:	24161017758																
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Bank Name: Bank of Montreal</td> <td style="width: 50%;">Account Number: 1017758</td> </tr> <tr> <td>Bank Code: 0001</td> <td>Account Name: <u>LOOPSTRA NIXON LLP</u></td> </tr> <tr> <td>Transit Number : 24162</td> <td></td> </tr> </table>		Bank Name: Bank of Montreal	Account Number: 1017758	Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>	Transit Number : 24162											
Bank Name: Bank of Montreal	Account Number: 1017758																
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5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>																	
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card) <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">To pay by VISA, M/C or AMEX in CAD</td> <td>https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can</td> </tr> <tr> <td>To pay by VISA, M/C or AMEX in USD</td> <td>https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op</td> </tr> </table>		To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can	To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op												
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To pay in CAD: 	To pay in USD: 																



December 31, 2023

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fanseay Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 31, 2023 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 31, 2023

Invoice No. 138563

Matter No. 24535-0002

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 31, 2023.

OUR FEE	\$5,299.50
Less Client Discount	-\$794.93
Net Billed Amount	\$4,504.57
HST on Fees @ 13%	\$585.59

Total Fees, Disbursements and HST

\$5,090.16

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Dec-2023

December 31, 2023

Invoice No. 138563

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0002

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
01-Dec-2023	To correspondences re: assignment and occupancy closings;	RDT	0.20
04-Dec-2023	To correspondences and internal meeting re: amending agreement;	RDT	0.20
11-Dec-2023	To correspondences re: occupancy closings;	RDT	0.30
11-Dec-2023	Draft response to client re outstanding registration matters and requirements	JCC	0.90
11-Dec-2023	To attendances to receipt of correspondence from J. Wang; To attendances to forward questions to JCC & RDT for review and reply;	ASD	0.20
12-Dec-2023	To correspondences and internal meeting re: condo registration;	RDT	0.20
12-Dec-2023	To correspondences re: occupancy closings; to internal meeting re: same;	RDT	0.40
13-Dec-2023	To correspondences re: occupancy closings;	RDT	0.20
13-Dec-2023	To correspondences re: condo registration; to internal meetings re: same;	RDT	0.20
13-Dec-2023	To attendances to internal correspondence with JCC re email from J. Wang; To attendances to compile Disclosure Package - forward to JCC for review; To attendances to receipt of correspondence from JCC re J. Wang - inquires re occupancy & registration	ASD	0.30
14-Dec-2023	To correspondences re: condo registration and occupancy closings;	RDT	0.30



14-Dec-2023	To attendances to receipt of correspondence from JCC re Jefferson Inquiries; To attendances to locate and forward same; To attendances to receipt of correspondence from JCC to J. Wang	ASD	0.20
15-Dec-2023	To correspondences re: occupancy closings;	RDT	0.20
15-Dec-2023	To correspondences and attendances re: property purchase;	RDT	0.20
15-Dec-2023	99999To attendances to receipt of correspondence from J. Wang re Amendment & Fee re same; To attendances to review POTL APS re Admin Fee; To attendances to correspondence to J. Wang re same	ASD	0.20
21-Dec-2023	To correspondences re: occupancy closings and amending agreement;	RDT	0.20
22-Dec-2023	To correspondences re: occupancy and title closings;	RDT	0.20
22-Dec-2023	To attendances to draft Notice Letter to Purchasers re Occupancy Closing; To attendances to correspondences to J. Wang re Utility Contracts; To attendances to correspondences to J. Wang re Lawyer Information - updated table missing (12/09); To attendances to correspondence to RDT/JCC re review Notice Letter; To attendances to internal discussions with DAM re file status - O/S requirements	ASD	2.00
28-Dec-2023	To correspondences re: condo registration and notices to purchasers; to conference call re: same; to correspondences re: occupancy closings;	RDT	1.10
29-Dec-2023	To correspondences and attendances re: delay notices to purchasers;	RDT	1.60
OUR FEE (Reduced from docketed time of \$5,299.50)			\$4,504.57

<u>Time Summary</u>	<u>Hours</u>
Ashley Demiri	2.90
Joseph C. Cortellucci	0.90
Reg D. Theriault	5.50
Total hours:	9.30

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 138563

Statement Date: 12/31/2023

Attention: Fanseay Wang

Amount Due: \$5,090.16

24535-0002: Common Elements Condo - General Matters

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #

2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com

3. PAYMENT BY WIRE

Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
SWIFT CODE:	BOFMCAM2	Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
Beneficiary Account #:	24161017758	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)

4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law

Bank Name: Bank of Montreal	Account Number: 1017758
Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>
Transit Number : 24162	

5. PAYMENT BY CHEQUE PAYABLE TO: LOOPSTRA NIXON LLP

6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)

To pay by VISA, M/C or AMEX in CAD <https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can>

To pay by VISA, M/C or AMEX in USD <https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op>

7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)

To pay in CAD:



To pay in USD:





December 31, 2023

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 31, 2023 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 31, 2023

Invoice No. 138562

Matter No. 24535-0003

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fanseay Wang

**Interim bill in relation to:
General Matters**

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 31, 2023.

OUR FEE	\$2,181.50
Less Client Discount	-\$327.22
Net Billed Amount	\$1,854.28
HST on Fees @ 13%	\$241.06

Total Fees, Disbursements and HST

\$2,095.34

The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Dec-2023

December 31, 2023

Invoice No. 138562

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0003

Attention: Fansey Wang

Interim bill in relation to:
General Matters

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
11-Dec-2023	Draft response to client re outstanding registration matters and requirements Revision to condominium agenda	JCC	0.90
12-Dec-2023	Review of plan and declaration re phasing, review of requirements for registration re standard condo Correspondence with RDT	JCC	1.30
13-Dec-2023	To attendances to internal correspondence with JCC re email from J. Wang; To attendances to compile Disclosure Package - forward to JCC for review; To attendances to receipt of correspondence from JCC re J. Wang - inquires re occupancy & registration	ASD	0.30
14-Dec-2023	Correspondence with client re revised condominium development agenda and requirements for registration	JCC	0.70
27-Dec-2023	Correspondence with and call with F. Servello re update on matters and appointment of receiver Correspondence with F. Servello re draft unavoidable delay continuation notice and second notice concluding unavoidable delay	JCC	0.90
27-Dec-2023	Call re project matters	JCC	0.60
OUR FEE (Reduced from docketed time of \$2,181.50)			\$1,854.28

Time Summary

Hours

Ashley Demiri 0.30



Joseph C. Cortellucci 4.40

Total hours: 4.70

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 138562

Statement Date: 12/31/2023

Attention: Fanseay Wang

Amount Due: \$2,095.34

24535-0003: Standard Condo General Matters

PAYMENT OPTIONS

1. **BMO or Credit Union Client?** Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (no dash) as your customer account #

2. **PAYMENT BY E-TRANSFER (CAD only)** - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com

3. PAYMENT BY WIRE

Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
SWIFT CODE:	BOFMCAM2	Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
Beneficiary Account #:	24161017758	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)

4. **PAYMENT BY EFT (Electronic Funds Transfer)** - Please send remittance copy to mmartins@ln.law

Bank Name: Bank of Montreal	Account Number: 1017758
Bank Code: 0001	Account Name: <u>LOOPSTRA NIXON LLP</u>
Transit Number : 24162	

5. **PAYMENT BY CHEQUE PAYABLE TO:** LOOPSTRA NIXON LLP

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To pay by VISA, M/C or AMEX in CAD <https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can>

To pay by VISA, M/C or AMEX in USD <https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op>

7. **PAYMENT BY QR Code** (Please put the statement number in the reference field when paying by credit card)

To pay in CAD:



To pay in USD:





December 31, 2023

Reg D. Theriault

Direct Line: 416.748.4751

Email: rtheriault@loonix.com

*R. Theriault Professional Corporation

CONFIDENTIAL

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fansey Wang

RE: General File re Sale of Lots

Please find enclosed herewith our Statement of Account for services rendered with regard to the above-noted matter to and including December 31, 2023 which we trust you will find satisfactory.

If you have any questions, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP
Per:

Reg D. Theriault
Encl.



December 31, 2023

Invoice No. 138561

Matter No. 24535-0005

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Attention: Fansey Wang

RE: General File re Sale of Lots

STATEMENT OF ACCOUNT

TO OUR FEE FOR PROFESSIONAL SERVICES rendered in connection with the above-noted matter through to December 31, 2023.

OUR FEE (Reduced from docketed time of \$492.50)	\$418.62
HST on Fees @ 13%	\$54.42

Total Fees, Disbursements and HST	\$473.04
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The above account represents a summary of the professional services rendered to you, and this firm reserves the right to provide further particulars of our professional services rendered in the event the same is required or requested.

THIS IS OUR STATEMENT OF ACCOUNT HEREIN

LOOPSTRA NIXON LLP

Per:

Reg D. Theriault
RDT/cks

In accordance with the Solicitor's Act, interest will be charged on this account until paid, at the rate of 2.0% per annum, commencing one month after delivery, E. & O.E. * HST No. 122610298RT0001



PRIVILEGED AND CONFIDENTIAL
Billing Detail Report to 31-Dec-2023

December 31, 2023

Invoice No. 138561

Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Matter No. 24535-0005

Attention: Fanseay Wang

RE: General File re Sale of Lots

FEES

<u>Date</u>	<u>Narrative</u>	<u>Professional</u>	<u>Time</u>
06-Dec-2023	To attendances to receipt of correspondence re NBC Bank Statement for November; To attendances to receipt of same from PCA	ASD	0.20
12-Dec-2023	To attendances re October DTA report review; to balance of the same; to further prepare October Statutory Declaration re same; To attendances re November DTA report review; to balance of the same; to further prepare November Statutory Declaration re same;	AVR	1.20
15-Dec-2023	To receipt of request from client re: transfer documentation; to correspondence re: same	SJM	0.30
18-Dec-2023	Correspondences re Assignment requests	RLU	0.20
OUR FEE (Reduced from docketed time of \$492.50)			\$418.62

Time Summary

Hours

Annette Brodie	1.20
Ashley Demiri	0.20
Richelle Unger	0.20
Shannon MacKinnon	0.30
Total hours:	1.90



Jefferson Properties Limited Partnership
1001 - 980 Yonge Street
Toronto, Ontario M4W 3V8

Statement No: 138561

Statement Date: 12/31/2023

Attention: Fansey Wang

Amount Due: \$473.04

24535-0005: General File re Sale of Lots

PAYMENT OPTIONS

1. BMO or Credit Union Client? Pay us by Telephone, On-Line & ABM payment systems. Use your matter number listed above (<u>no dash</u>) as your customer account #			
2. PAYMENT BY E-TRANSFER (CAD only) - Please reference the Invoice Number or Matter Number in the message box. Email e-transfer funds to etransfer@loonix.com			
3. PAYMENT BY WIRE			
Beneficiary's Bank:	Bank of Montreal 31 Rexdale Blvd Etobicoke, Ontario M9W 1P1	Beneficiary Name:	LOOPSTRA NIXON LLP
		Beneficiary Address:	135 Queens Plate Drive, Suite 600 Toronto, Ontario Canada M9W 6V7
SWIFT CODE:	BOFMCAM2	BNF field / SWIFT field 59:	24161017758 CDN (11 digit transit and account #)
Beneficiary Account #:	24161017758		
4. PAYMENT BY EFT (Electronic Funds Transfer) - Please send remittance copy to mmartins@ln.law			
Bank Name:	Bank of Montreal	Account Number:	1017758
Bank Code:	0001	Account Name:	<u>LOOPSTRA NIXON LLP</u>
Transit Number :	24162		
5. PAYMENT BY CHEQUE PAYABLE TO: <u>LOOPSTRA NIXON LLP</u>			
6. PAYMENT BY CREDIT CARD (Please put the Invoice Number in the reference field when paying by credit card)			
To pay by VISA, M/C or AMEX in CAD	https://secure.lawpay.com/pages/loopstra-nixon-llp/operating-can		
To pay by VISA, M/C or AMEX in USD	https://secure.lawpay.com/pages/loopstra-nixon-llp/usd-op		
7. PAYMENT BY QR Code (Please put the statement number in the reference field when paying by credit card)			
To pay in CAD:	To pay in USD:		
			

TAB 3

Court File No. CV-23-00710795-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE	)	MONDAY, THE 23RD
	)	
JUSTICE STEELE	)	DAY OF APRIL, 2025

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

**2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,
 1000162801 ONTARIO CORP., AMERICAN CORPORATION
 and 1000199992 ONTARIO CORP.**

Respondent

IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED AND
 SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS
 AMENDED

ORDER

(Approving Increased Borrowing by Receiver)

THIS MOTION, made by Albert Gelman Inc. in its capacity as receiver and manager (in such capacity, the “**Receiver**”) without security, of all present and future property, assets and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (collectively, the “**Debtors**”), including the real property listed in Schedule “A” to the order of Justice Cavanagh, dated December 21, 2023 (the “**Receivership Order**”), for an order amending the Receivership Order was heard this day by judicial videoconference via Zoom in Toronto, Ontario.

ON READING the Notice of Motion of the Receiver, the Fourth Report of the Receiver dated April 11, 2025 (the “**Fourth Report**”) and on hearing the submissions of counsel for the Receiver and the other parties listed on the counsel slip, no one appearing for any other party although duly served as appears from the Lawyer’s Certificates of Service of Ryan Shah, dated ♦;

A. Receiver Borrowings

1. THIS COURT ORDERS THAT paragraph 20 of the Receivership Order is hereby amended by replacing the existing reference to “\$31,500,000” with “\$40,000,000” such that, after giving effect to such an amendment, paragraph 20 of the Receivership Order shall provide as follows:

THIS COURT ORDERS that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$40,000,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the “Receiver’s Borrowings Charge”) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver’s Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

B. Fees, Receipts and Disbursements

2. THIS COURT ORDERS that the Receiver's Interim Statement of Receipts and Disbursements for the period from December 21, 2023 to April 4, 2025 be and is hereby approved.

3. THIS COURT ORDERS that the fees and disbursements of the Receiver and its legal counsel as described in the Fourth Report, the fee affidavit of Bryan Gelman sworn April 4, 2025, the fee affidavits of Beatrice Loschiavo sworn December 12, January 16 and April 3, 2025 and Rejean D. Theriault sworn April 11, 2025 are hereby approved.

C. Sealing Order

4. THIS COURT ORDERS that the Report of Glynn Group Incorporated dated February 4, 2025, being Confidential Appendix 1 to the Fourth Report, shall be treated as confidential, sealed and not form part of the public court record until the Project (as defined in the Fourth Report) is complete and all of its units are sold or until further order of the Court.

D. General

5. THIS COURT ORDERS that the Fourth Report and the conduct and activities of the Receiver set out therein be and are hereby approved.

6. THIS COURT ORDERS that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way that approval of the Fourth Report detailed in paragraph 5 above.

7. THIS COURT ORDERS that this Order and all of its provisions are effective as of 12:01 a.m. Toronto Time on the date of this Order and are enforceable without the need for entry and filing.

**CAMERON STEPHENS MORTGAGE
CAPITAL LTD.**

Applicant

and

2011836 ONTARIO CORP., et al.

Respondents

Court File No. CV-23-00710795-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
APPLICATION UNDER SUBSECTION 243(1) OF
THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3, AS AMENDED AND SECTION
101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43,
AS AMENDED
Proceeding commenced at Toronto**

**ORDER
(Approving Increased Borrowing by Receiver)**

Paliare Roland Rosenberg Rothstein LLP
155 Wellington Street West, 35th Floor
Toronto ON M5V 3H1
Tel: 416.646.4300
Fax: 416.646.4301

Jeffrey Larry (LSO# 44608D)
Tel: 416.646-4330
jeff.larry@paliareroland.com

Ryan Shah (LSO# 88250C)
Tel: 416.646-6356
ryan.shah@paliareroland.com

Lawyers for the Receiver, Albert Gelman Inc.

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**APPLICATION UNDER SUBSECTION 243(1) OF
THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3, AS AMENDED AND
SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43,
AS AMENDED**

Proceeding commenced at Toronto

**MOTION RECORD OF THE RECEIVER,
ALBERT GELMAN INC.**

Paliare Roland Rosenberg Rothstein LLP

155 Wellington Street West, 35th Floor
Toronto ON M5V 3H1

Tel: 416.646.4300

Fax: 416.646.4301

Jeffrey Larry (LSO# 44608D)

Tel: 416.646-4330

jeff.larry@paliareroland.com

Kartiga Thavaraj (LSO# 75291D)

Tel: 647.327-4550

kartiga.thavaraj@paliareroland.com

Ryan Shah (LSO# 88250C)

Tel: 416.646-6356

ryan.shah@paliareroland.com

Lawyers for the Receiver, Albert Gelman Inc.