



This is the 1<sup>st</sup> affidavit  
of Pinky Law in this case  
and was made on 04 / FEB /2025

NO. H220369  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**BETWEEN:**

**PLW INVESTMENT LTD.**

**PETITIONER**

**AND:**

1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD., CHONGYE DEVELOPMENTS LTD., WASHINGTON PROPERTIES (POINT GREY) INC., WASHINGTON PROPERTIES (QEP) INC., LUCKY FIVE INVESTMENTS LTD., 1094321 B.C. LTD., PRARDA DEVELOPMENTS CORPORATION, 1256306 B.C. LTD., 1256319 B.C. LTD., AMY BARSHA WASHINGTON (A.K.A. FENGYUN SHAO), EDISON WASHINGTON (A.K.A. QIANG WANG), LINDA WASHINGTON, 35 PARK PARKING INC., EARLSTON MORTGAGE CORP., WASHINGTON PROPERTIES (WEST 27TH) INC., WASHINGTON PROPERTIES (WEST 29TH) INC., ALIX ABELA, THANH TRAN, HIKARI YASUHARA, MEREANIVAILEBA, PAOLO BIANCHIN, GELAREH HASHEMISHAYAN, CHARLIE GOODCHILD, JENNY GOODCHILD and NICOLAS BINON

**RESPONDENTS**

**AFFIDAVIT**

I, Pinky Law, of Suite 902-925 West Georgia St, Vancouver, British Columbia, SWEAR THAT:

1. I am a Vice President for the firm, Alvarez & Marsal Canada Inc. ("**A&M**"), the court-appointed Receiver (the "**Receiver**") in this matter and as such have personal knowledge of the facts and matters hereinafter deposed to save and except where stated to be based on information and belief and where so stated, I verily believe the same to be true.
2. The defined terms in this affidavit have the same meanings as in the Notice of Application dated February 4, 2025, unless otherwise stated.
3. This affidavit is sworn in support of the application to be made in these proceedings, seeking, among other things, approval of the activities of the Receiver from August 29, 2023 to the date of the Receiver's Tenth Report (the "**Activities Period**"), and the fees, and disbursements of the Receiver for the period from October 27, 2022 to December 31, 2024 (the "**Fee Period**").

4. These proceedings commenced September 22, 2022, the date on which the Petition herein was filed. On October 27, 2022 this court granted an order appointing A&M as receiver (as amended by Order made November 7, 2022, the "**Receivership Order**") over certain real property (the "**Properties**"), and certain related personal property of the Debtors.

#### **Receiver's Activities in the Receivership**

5. On September 8, 2023, this court made an order approving the activities of the Receiver, as set out in the following reports:
  - (a) Receiver's First Report to the Court dated April 26, 2023;
  - (b) Receiver's Second Report to the Court dated June 14, 2023;
  - (c) Receiver's Third Report to the Court dated July 4, 2023; and
  - (d) Receiver's Fourth Report to the Court, dated August 29, 2023.
6. The Receiver has outlined all of its activities (the "**Activities**") since the Fourth Report in the following reports (the "**Reports**"):
  - (a) Fifth Report to Court, dated October 20, 2023;
  - (b) Sixth Report to Court, dated December 12, 2023;
  - (c) Seventh Report to Court, dated January 30, 2024;
  - (d) Eighth Report to Court, dated October 2, 2024;
  - (e) Ninth Report to Court, dated October 8, 2024; and
  - (f) Tenth Report to Court, to be filed.
7. By way of summary, during the Activities Period, the Activities included:
  - (a) reviewing draft Court application materials and providing comments to the Receiver's legal counsel, Dentons, and attending various Court hearings;
  - (b) preparing six reports to this Honourable Court, including this Tenth Report;
  - (c) liaising with the Receiver's realtor to effectively market the Lands and review any offers;
  - (d) collecting rents and depositing same into the trust account of the Receiver, as well as corresponding with tenants regarding rent payments and other tenancy matters including, but not limited to, repairs and maintenance;

- (e) coordinating repairs and maintenance work for certain of the Lands, as required, with the assistance of a property manager retained by the Receiver;
- (f) attending to numerous discussions with the Petitioner in respect of the status of sales and marketing efforts of the Lands as well as preparation of a status update report to the Petitioner;
- (g) instructing Dentons to assist with various matters, including but not limited to, collecting various information from the Debtors, preparation of Court application materials and closing documents related to the sale and proposed sale of seven parcels of the Lands, reviewing the loan and security documentation in respect of the Lands, and reviewing various complex tax and other matters;
- (h) attending to numerous correspondence with the Debtors and their counsel in respect of various matters including, among other things, GST matters, Underused Housing Tax matters, the sale of certain of the Lands and the Canada Revenue Agency ("**CRA**") trust examinations;
- (i) attending to correspondence from other secured creditors;
- (j) attending to the Empty Homes and Vacancy Tax audit and the subsequent appeal on the Vacant Lots for 2022;
- (k) preparing and reviewing payments as well as reconciling cash receipts and disbursements;
- (l) updating the Receiver's website with relevant information relating to these Receivership Proceedings;
- (m) attending to government reporting matters including, among other things, corresponding with the CRA regarding deemed trust claims and gathering of information in respect of a trust examination; and
- (n) attending to the bankruptcy orders of Properties (QEP) and Chongye, where A&M is the named trustee.

### **Receiver's Fees**

8. During the Fee Period, the Receiver incurred fees in the amount of \$536,013.75 in respect of fees, \$5,641.01 in respect of disbursements, and \$27,216.81 in respect of taxes, for a total of \$571,552.07 (the "**Fees**").
9. In the course of performing its duties under the Receivership, the Receiver's personnel have expended 1,038.7 hours during the Fee Period. The average hourly rate of all the Receiver's personnel billed in connection with the services performed during the Fee Period is approximately \$516.04.

10. In connection with the Receiver's activities from October 27, 2022 to December 31, 2024, the Receiver has issued the following invoices in respect of the work performed in connection with this matter during the Fee Period (the "Invoices"):

Invoice Date	Invoice Number	Invoice Amount
21-Feb-23	842119 – Inv#1	\$7,121.10
8-May-23	842119 – Inv#2	\$40,736.33
26-May-23	842119 – Inv#3	\$29,212.05
4-Jul-23	842119 – Inv#4	\$42,452.27
26-Jul-23	842119 – Inv#5	\$45,717.66
8-Sep-23	842119 – Inv#6	\$38,782.28
8-Sep-23	842119 – Inv#7	\$35,197.30
20-Sep-23	842119 – Inv#8	\$55,000.58
19-Oct-23	842119 – Inv#9	\$50,351.83
27-Nov-23	842119 – Inv#10	\$50,583.65
5-Jan-24	842119 – Inv#11	\$28,768.89
15-Jan-24	842119 – Inv#12	\$25,171.65
20-Feb-24	842119 – Inv#13	\$22,666.35
25-Mar-24	842119 – Inv#14	\$18,451.17
12-Apr-24	842119 – Inv#15	\$7,845.50
16-May-24	842119 – Inv#16	\$9,182.78
17-Jul-24	842119 – Inv#17	\$15,525.76
17-Jul-24	842119 – Inv#18	\$6,472.91
26-Aug-24	842119 – Inv#19	\$9,574.91
27-Sep-24	842119 – Inv#20	\$4,436.25
3-Oct-24	842119 – Inv#21	\$6,939.45
18-Nov-24	842119 – Inv#22	\$11,981.73
18-Dec-24	842119 – Inv#23	\$6,380.33
15-Jan-25	842119 – Inv#24	\$2,999.34
<b>TOTAL:</b>		<b>\$571,552.07</b>



Copies of the Invoices, which have been redacted to protect solicitor client privilege as between Dentons and the Receiver, are attached collectively as **Exhibit "A"** hereto.

11. The Receiver estimates that its fees and disbursements from January 1, 2025 to the completion of this matter will amount to approximately \$60,000 plus applicable taxes.
12. It is expected that about 120 hours will be required to assist in the activities required to conclude the proceedings. These activities include completion of the sales of 505-4963 and 501-5077 and attending Court for approval of the Receiver's and Dentons' fees, which is not yet accounted for in the invoices.
13. To the best of my knowledge, information and belief, the information contained in the Invoices as to:
  - (a) the amount of hours worked;
  - (b) the nature of work performed;
  - (c) the identity of the individuals who performed the work; and
  - (d) the rates charged for the work performed,is true and correct in all respects.
14. The Fees set out in the Invoices were charged at A&M's standard billing rates in effect from time to time. Disbursements were charged at cost.
15. I have reviewed the information in the Invoices and I verily believe that:
  - (a) the Receiver's professional fees and disbursements were properly incurred;
  - (b) the work completed by the Receiver was delegated to the appropriate professionals with the appropriate seniority and appropriate hourly rates;
  - (c) the Fees in this matter are consistent with fees charged by other insolvency firms of a similar size for work of a similar nature and complexity; and
  - (d) the services were performed by the Receiver in a prudent and economical manner.
16. I verily believe that the time expended and the Fees charged by A&M are reasonable in light of the services provided and prevailing market rates for services of this nature, specifically as:
  - (a) the Receiver has expended significant time, effort and resources:
    - i. attending and preparing for numerous court hearings for the sale of the Properties and on other matters;

- ii. liaising with its realtor to effectively market and preserve the Properties; and
    - iii. communicating with tenants living in the Properties, property manager and other stakeholders; and
  - (b) throughout the Receivership, the Receiver has acted in good faith and with due diligence; and
  - (c) the Receiver has substantially completed its mandate and is now seeking a discharge upon the filing of the Receiver's Certificate (as defined below).
17. In light of the foregoing, I believe it is appropriate for the Court to approve the Fees and Activities at this time.

#### **Discharge of the Receiver**


18. As the Receiver has substantially completed its mandate and the Petitioner is applying for conduct of sale over the Remaining Properties, the Receiver seeks its discharge upon the filing of the Receiver's Certificate (the "**Receiver's Certificate**"), certifying that the following conditions have been met:
- (a) the sales of 505-4963 and 501-5077 (subject to court approval) have closed;
  - (b) the Receiver and its legal counsel have passed their accounts in accordance with the Receivership Order, and the activities of the Receiver have been approved; and
  - (c) the Receiver has made all distributions of funds authorized and directed by this Honourable Court prior to the date of the Receiver's Certificate, subject to the Holdback of \$100,000 (the "**Holdback Funds**") to cover potential outstanding or unanticipated obligations under the Receivership Proceedings.
19. The Receiver intends to hold the Holdback Funds for a period of six (6) months following the filing of the Receiver's Certificate (the "**Holdback Period**").
20. On the expiry of the Holdback Period the Receiver will distribute any remaining funds in the Holdback Funds to the Petitioner in accordance with the Distribution Orders made in this Proceeding on October 30, 2023 and May 14, 2024.

#### **A. Dentons' Fees in respect of the Receivership**

21. I have reviewed First Affidavit of Jordan Schultz (the "**Dentons Affidavit**"), including the invoices of Dentons Canada LLP ("**Dentons**") attached thereto.
22. The services performed by Dentons in respect of the Receivership, as summarized in the Dentons Affidavit, were at the request of the Receiver.

23. I verily believe that the time expended and the fees charged by Dentons are reasonable in light of the services provided and prevailing market rates for services of this nature.

SWORN BEFORE ME at Vancouver British Columbia, on 04 / FEB / 2025.

  
A Commissioner for taking Affidavits within  
British Columbia

NICHOLAS TSANG

DENTONS CANADA LLP  
*Barristers & Solicitors*  
20th Floor, 250 Howe Street  
Vancouver, B.C. V6C 3R8  
Telephone (604) 687-4460

Expiry: May 21, 2025

  
PINKY LAW

This is **Exhibit "A"** referred to in the affidavit of  
Pinky Law sworn before me at Vancouver, BC  
this 4 day of February, 2025.



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A Commissioner for taking Affidavits  
For British Columbia



February 21, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Washington Properties (West 31st) Inc., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc., 32nd, and Cambie Holdings Ltd. (collectively, the "Debtor")**

For professional services rendered for the period October 27 – December 31, 2022 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the assets, undertakings and property of the Debtor.

**A&M Personnel**

	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Total</u></b>
A. Tillman, Senior Vice President	4.6	\$795	\$3,657.00
P. Law, Vice President	5.0	625	3,125.00
	<b>9.6</b>		<b>6,782.00</b>

Add: GST (5%) 339.10

**TOTAL INVOICE \$7,121.10**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#1**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)



<u><b>Anthony Tillman</b></u>	<u><b>Description</b></u>	<u><b>Hrs.</b></u>
Oct 27	Attend to initial appointment matters;	1.0
Nov 1	Prep and attend meeting with PLW and Fasken; Update calls with Dentons; Internal meeting re: property updates;	2.0
Nov 3	Attend to stay order review and emails;	0.5
Nov 4	Review Court materials; Send update to OSB;	0.3
Nov 10	Draft email to Fasken re: realtor inquiry;	0.2
Nov 12	Email with Fasken;	0.2
Nov 21	Attend to meeting set-up with Kornfeld; Call with Fasken.	0.4
<b>TOTAL – A. Tillman</b>		<b>4.6 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Oct 27	Review petition materials and receivership order; review list of lands per order; set-up website; draft work plan; internal discussions re: initial appointment matters.	1.4
Oct 28	Prepare documents for initial appointment; review entered order; fax order to OSB; attend to PPSA and BIA statutory requirements; internal discussions.	0.6
Nov 1	Meeting with PLW group.	2.0
Nov 7	Attend to court hearing; provide court orders to the OSB.	0.5
Dec 8	Call and email with the OSB re: stay orders, provide requested information to OSB; attend to emails from D. Parlow re: meeting with the Washingtons.	0.5
<b>TOTAL – P. Law</b>		<b>5.0 hrs.</b>





If you agree with the terms and conditions provided in this engagement letter, please return to us a duly signed copy as suggested below.

Should you require any additional information, please do not hesitate to contact Rodrigo, Elías & Medrano Abogados at your convenience.

Sincerely,

**FRANCISCO TONG**

**PIERO SCARAFONE**

Accepted by (Company name):

Signature:

Name:

Position

Date

Alvares & Marsal Canada Inc. in its capacity as  
licensed insolvency trustee of the estate of  
Great Panther Mining Limited,  
and not in its personal or corporate capacity.

\_\_\_\_\_  
Anthony Tillman  
\_\_\_\_\_  
Senior Vice President  
\_\_\_\_\_  
August 17, 2023  
\_\_\_\_\_

CC:

Taylor Poirier - [tpoirier@alvarezandmarsal.com](mailto:tpoirier@alvarezandmarsal.com)

Glen Nesbitt [gnesbitt@fasken.com](mailto:gnesbitt@fasken.com)



May 8, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Washington Properties (West 31st) Inc., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc., 32nd, and Cambie Holdings Ltd. (collectively, the “Debtor”)**

For professional services rendered for the period January 1 – April 30, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	14.4	\$795	\$11,448.00
P. Law, Vice President	10.9	625	6,812.50
M. Lee, Director	20.8	535	11,128.00
N. Virmani, Associate	19.7	435	8,569.50
M. Cheung, Executive Assistant	4.3	195	838.50
	<b>70.1</b>		<b>38,796.50</b>

Add: GST (5%) 1,939.83

**TOTAL INVOICE \$40,736.33**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#2**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jan 3	Prep and attend meeting with Debtors and counsel; Update call with Fasken;	2.3
Apr 4	Attend to receivership planning;	0.5
Apr 7	Attend to letter to Washington; Send same;	0.9
Apr 10	Attend to West Vancouver sale; Call with Washington; Review status of lands and listings; Internal discussion; Email to Pu;	1.7
Apr 11	Attend to transaction matters; Review correspondence;	1.4
Apr 13	Call with Fasken and Pu; Review legal correspondence; Attend to initial appointment matters including ad and notice;	0.9
Apr 14	Call with Dentons re: [REDACTED]; Internal meeting re: realtors and unit matters;	0.8
Apr 18	Call with Fasken re: receivership steps; Attend to Eyremount sale matters;	0.9
Apr 19	Internal meeting re: receivership steps; Review potential sale offers;	0.5
Apr 20	Call with Hasman; Email Hasman; Attend to site matters;	0.6
Apr 21	Attend to calls with Hasman and Dentons re: sale; Attend to Receiver report and application materials; Attend to lender inquiries; Call with tenant;	1.4
Apr 24	Attend to call with Dentons; Review Court filings;	0.5
Apr 25	Attend to Eyremount sale matters; Review emails; Call with Dentons;	0.8
Apr 28	Attend to realtor calls; Review Eyremount sale approval; Call with Washington Properties re: rents and information; Email to WP re: same; Review additional sales;	1.2
<b>TOTAL – A. Tillman</b>		<b>14.4 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jan 3	Prepare for and attend meeting with A. Washington and N. Kornfeld.	2.0
Jan 30	Attend to draft receivership stay order.	0.1
Mar 27	Call with J. Schultz re: [REDACTED]; draft information request list for Kornfeld; internal discussion.	0.6
Mar 28	Internal discussions re: stay expiry and next steps.	0.4
Mar 30	Attend to correspondence re: strata plan claims.	0.2
Apr 19	Review information received; internal discussion re: next steps; review draft materials and correspondence with J. Schultz re: [REDACTED]; review matter re: property offers; review draft affidavit for A. Tillman.	2.2
Apr 20	Review and update draft First Report; attend to call with M. Hasman re: sale of 835 Eyremount, review Schedule A; review draft letter to tenants, provide comments; internal discussions.	1.8
Apr 21	Continue to review and update First Report; attend to sale of 835 Eyremount; call with J. Schultz re: [REDACTED].	0.9
Apr 26	Review and finalize First Report to Court re: Eyremount Sale; review filed materials; call with J. Schultz re: [REDACTED].	1.2
Apr 28	Internal discussion re: property sale of 605, 5033 Cambie; prepare list of properties to solicit marketing proposals; attend to correspondence re: sale of Eyremount; attend to correspondence with Fasken, debtors.	1.5
<b>TOTAL – P. Law</b>		<b>10.9 hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Apr 3	Internal discussion and preparation of work plan and update properties listing	0.5
Apr 6	Review letter for information request	0.2
Apr 13	Prepare notice and statement of Receiver and creditor list and attend to mailout of same; update master properties listing; review correspondence and attend to general administrative matters	2.0
Apr 14	Attend call with Dentons re: [REDACTED]; internal discussion re various matters; attend call with listing agent; attend to correspondence with former rental agent; review sale contract; prepare draft first report to court	4.3
Apr 17	Internal discussion re various matters; prepare first report of the Receiver;	1.0
Apr 19	Draft first report of the Receiver; review court application materials; attend to correspondence with listing agent; send email to rental agent; attend to internal discussion re various matters;	3.5
Apr 20	Attend to correspondence with broker re: insurance coverage and coordinate internal document preparation re same; review and revise letters to tenants and strata property management; update property listing; attend to general administrative activities;	4.0
Apr 21	Review and revise report; review notices to tenants and strata property management and correspondence re: same; review insurance materials and attend to correspondence re same; attend call with tenant and send email correspondence re same; attend call with listing agent; attend to general administrative matters;	4.5
Apr 24	Review and edit mailing affidavit; review correspondence from Strata property management and attend to internal discussion and email re same; update master property listing;	0.3
Apr 26	Emails to A. Washington re information request and tenant information; attend to correspondence with insurance brokers; review report and finalize appendices; update master property listing.	0.5
<b>TOTAL –M. Lee</b>		<b>20.8 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Apr 6	Prepare notice of Receivership letter;	0.8
Apr 10	Review documentation related to sale and marketing of properties; Internal discussion regarding properties and security; Research on previous transactions, property management company, real estate broker;	2.0
Apr 11	Calls with City of Vancouver and VPD regarding trespassing;	0.5
Apr 13	Prepare and compile documents for Notice of Receivership;	2.5
Apr 14	Calls and emails with VPD; Prepare mailing affidavit; Setup Receiver's website; Prepare letter to tenants; Emails regarding Service List;	3.4
Apr 17	Update asset information listings; Emails regarding Receiver's website; Review court documents related to application to discharge Receiver; Emails with counsel regarding [REDACTED]; Emails with listing agent;	2.3
Apr 20	Update letter to tenants regarding receivership; Prepare letter to strata regarding receivership; Review insurance application forms;	2.7
Apr 21	Update letters to strata organizations and property managers; Calls with Washington Properties tenant; Prepare schedules for Report; Research on strata act;	2.9
Apr 23	Emails with Strata manager;	0.2
Apr 24	Emails with Strata Managers; Update mailing affidavit; Update letter to strata manager; Research on strata management company;	1.5
Apr 25	Update asset master list; Review Receiver's report.	0.9
<b>TOTAL – N. Virmani</b>		<b>19.7 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Apr 10	Attend to property search matters; update listing agent details;	0.5
Apr 13	Attend to advertising matters; Prepare for mailout;	0.6
Apr 20	Attend to insurance matters; internal meeting re same;	2.0
Apr 21	Prepare and mail letters to tenants.	1.2
<b>TOTAL –M. Cheung</b>		<b>4.3 hrs.</b>





May 26, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Washington Properties (West 31st) Inc., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc., 32nd, and Cambie Holdings Ltd. (collectively, the "Debtor")**

For professional services rendered for the period May 1 - 12, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	5.6	\$795	\$4,452.00
P. Law, Vice President	13.4	625	8,375.00
M. Lee, Director	12.9	535	6,901.50
N. Virmani, Associate	14.3	435	7,220.50
M. Cheung, Executive Assistant	0.6	195	117.00
	<b>46.8</b>		<b>27,066.00</b>

Add: out of pocket expenses

Newspaper notice 755.00

27,821.00

Add: GST (5%)

1,391.05

**TOTAL INVOICE**

**\$29,212.05**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#3**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)



<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 1	Attend to meeting planning and realization matters;	0.4
May 3	Attend Kornfeld office re: information and property matters; Review insurance quote; Internal email re: same;	1.3
May 8	Attend to meeting planning with PLW; Review updated offer re: Deng; Review realtor proposals;	0.7
May 9	Prep and attend meeting at Fasken with PLW, Fasken and Dentons re: realization strategies and current path;	2.7
May 10	Call with Colliers and Hasman re: proposals; Internal discussion;	0.5
<b>TOTAL – A. Tillman</b>		<b>5.6 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 1	Follow-up on insurance quote; develop agenda for meeting with A. Washington; contact realtor re: marketing proposal; attend to emails from another realtor re: proposal; review entered Eyremount order; internal discussions.	1.7
May 2	Call with realtor re: marketing proposal; attend to offer received; internal discussion.	0.6
May 3	Prepare for and attend meeting with A. Washington, J. Huang and counsel; attend to insurance quote; internal discussions.	2.2
May 4	Call with D. Deng re: 4215 Cambie offer; email J. Schultz re: [REDACTED]; attend to realtors' marketing proposals; attend call with realtor re: update; internal discussions.	1.3
May 5	Attend to emails from J. Schultz re: [REDACTED]; attend to email from J. Huang re: office visit; email realtor re: proposal; review draft emails to tenants; internal discussions.	2.1
May 8	Review marketing proposals received; prepare for meeting with PLW, draft agenda; review offer and statements for 4215 Cambie; attend call with J. Schultz re: [REDACTED]; review information provided by Washington; email J. Huang re: 835 Eyremount; internal discussions.	1.5
May 9	Review marketing proposal summaries; call with J. Schultz re: [REDACTED]; consider and update meeting agenda with PLW; attend meeting with PLW; attend to email from Aon re: insurance coverage; internal discussions re: marketing proposals and next steps.	2.7
May 10	Call with A. Yang re: marketing proposal; email K. Leong re: same.	0.6
May 11	Attend to revised offer for 4215 Cambie; internal discussions.	0.4
May 12	Attend to comments from J. Schultz re: [REDACTED]; internal discussion.	0.3
<b>TOTAL – P. Law</b>		<b>13.4 Hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 1	Attend call and tenant re rent collections	0.1
May 2	Update master property listing and email to listing agent re various matters; respond to tenant re rent collection;	0.3
May 3	Attend meeting with A. Washington and N. Kornfeld; review meeting materials; update master property listing; attend call re offer on property; review insurance quotes and attend to correspondence re same; draft emails to tenants;	2.5
May 8	Review and prepare market proposal comparison; attend to internal discussions re various matters; review offer on property and email to P. Pu;	1.5
May 9	Review market proposals comparison and rent schedule and provide comments re same; attend to insurance matters; respond to tenants;	2.0
May 10	Review marketing proposals and rent schedule and comment on same; attend meeting with Faskens, Mr. Tian and Mr. Pu, and Dentons; contact appraisers; review realtor listing agreements; attend to general administrative matters;	3.0
May 11	Attend office of Washington Group to collect keys and discuss various matters; update rent schedule; review BC speculation tax declarations and comment on same; review offer on 4215 Cambie and correspondence re same; attend to internal discussions re various matters; attend to general administrative matters;	2.5
May 12	Attend west 3rd property to pick up keys; respond to parties re appraisals; attend to general administrative matters.	1.0
<b>TOTAL –M. Lee</b>		<b>12.9 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 1	Update Receiver's website; Update Service List; Organize filing materials; Prepare letter for strata owner's counsel;	1.6
May 2	Update master asset list and review offer made on property;	0.5
May 3	Prepare emails to tenants regarding rent;	0.6
May 4	Review marketing proposals; emails and conversations with Tenants; Review and file tenancy agreements;	1.5
May 5	Internal emails; Emails with tenants; Review tenant's RTA;	1.1
May 6	Calls with tenant;	0.3
May 8	Prepare marketing proposal summary and rent schedule; Emails with Tenants;	2.4
May 9	Prepare marketing proposal summary, rent schedule, and other meeting materials; Calls and emails with tenants regarding rent payments;	2.4
May 10	Prepare letters to insurance companies regarding Receivership; Attend calls with former property manager; Internal emails regarding property management; Calls with tenants regarding rent; Update Service List;	1.7
May 11	Attend Debtor's former office in-person for inspection, discussion regarding books and records, and collection of keys; Review empty homes tax declaration.	2.2
<b>TOTAL – N. Virmani</b>		<b>14.3 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 10	Deposit rent cheques at RBC; Email OSB to obtain Estate number; Email BC Hydro and Fortis BC to open receiver accounts.	0.6
<b>TOTAL –M. Cheung</b>		<b>0.6 hrs.</b>





July 4, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Washington Properties (West 31st) Inc., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc., 32nd, and Cambie Holdings Ltd. (collectively, the "Debtor")**

For professional services rendered for the period May 13– June 9, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u><b>A&amp;M Personnel</b></u>	<u><b>Hours</b></u>	<u><b>Rate</b></u>	<u><b>Total</b></u>
A. Tillman, Senior Vice President	4.20	\$795	\$3,339.00
P. Law, Vice President	18.30	625	11,437.50
M. Lee, Director	37.65	535	20,142.75
N. Virmani, Associate	10.70	435	4,654.50
M. Cheung, Executive Assistant	4.30	195	838.50
	<b>75.15</b>		<b>40,412.25</b>

Add: out of pocket expenses

Courier 18.48

40,430.73

Add: GST (5%)

2,021.54

**TOTAL INVOICE**

**\$42,452.27**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#4**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><b>Anthony Tillman</b></u>	<u><b>Description</b></u>	<u><b>Hrs.</b></u>
May 16	Internal meeting re: realization matters; Attend update call with Dentons re: [REDACTED];	0.8
May 18	Call with P. Pu; Review sales matters updates;	0.5
May 19	Attend to Pu calls; Calls with Hasman;	0.4
May 24	Review and execute sale documents; Review realtor contracts.	0.5
May 30	Attend to listing agreements;	0.5
June 5	Call with P. Pu; Attend to rentals; Internal meeting;	0.4
June 6	Call with Dentons re: [REDACTED];	0.4
June 8	Internal meeting re: rentals and realization matters;	0.3
June 9	Call with Hasman; Call with Pu re: Belmont sale; Review offer.	0.4
<b>TOTAL – A. Tillman</b>		<b>4.2 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 15	Reviewed appraisal quotes; attend to email from J. Schultz; attend to listing request with M. Hasman; internal discussion.	0.3
May 16	Internal discussions re: updates; email K. Leong re: Cambie listing; call with J. Schultz, E. Newbery re: [REDACTED].	0.9
May 17	Review emails from J. Schultz re: [REDACTED]; call with K. Leong re: listing matters; internal discussions.	1.5
May 18	Call with J. Schultz re: [REDACTED]; execute statement of adjustments and other documents; review offer of 605-5033 Cambie; internal discussions.	1.1
May 19	Attend to emails from J. Schultz re: [REDACTED]; provide [REDACTED] to E. Newbery; review draft task & term of property manager, internal discussion re: same.	0.9
May 23	Review draft lease agreement for WG office; review and sign Eyremount SOA; attend to realtor matters; internal discussions.	0.7
May 24	Internal status update discussion; email A. Yang re: marketing proposal; sign revised SOA for Eyremount; email M. Hasman re: Belmont listing.	0.5
May 25	Attend to closing of Eyremount property; discuss draft listing agreements; attend to emails from debtors; internal discussion.	0.8
May 26	Attend to closing of Eyremount re: closing funds; review disbursements; review draft response to Oakwyn and Hasman re: listing agreements; internal discussions.	0.9
May 29	Attend to realtor's request for site visit; call with M. Hasman re: same; internal discussion.	0.4
May 30	Review revised lease agreement; attend to emails from realtors.	0.6
Jun 1	Attend to email from A. Arenas re: [REDACTED].	0.2
Jun 6	Review and consider memo from Dentons re: [REDACTED]; review quotes for real estate appraisals, email M. Lee re: same; review letter to City of Vancouver; attend to Hasman listing re: 3rd Ave; attend to email from J. Huang; review CRA notices.	1.9

Jun 7	Attend to leasing of 3rd Ave property, photos provided, improvements required and proposed next steps; review vacancy tax bylaws; review potential vacancy tax payable; review correspondence from K. Leong re: Cambie listings; attend to listing agreement for 4408 3rd Ave; extensive internal discussions re: next steps.	2.7
Jun 8	Review draft application to for 605-5033 Cambie sale and inclusion of SL70 to receivership; email J. Schultz re: [REDACTED]; review draft response to K. Leong re: Cambie listings; internal discussions with M. Lee and A. Tillman re: status update and next steps.	2.8
Jun 9	Attend to offer for 4883 Belmont; call with M. Hasman re: same; internal discussions; review draft lease for 4491 Cambie, provide comments; attend to paint quote for 602-5077 Cambie.	2.1
<b>TOTAL – P. Law</b>		<b>18.3 Hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 15	Review offer on 4215 Cambie; send email to broker re listing contract; send email to Washington Group re keys and other matters; attend to general administrative matters;	0.8
May 16	Review and revise letter to insurers and email same; attend call with D. Deng re cancellation of listing; attend call with former property manager to discuss terms; internal discussion re various matters; respond to tenant re various matters; update rent schedule; attend to general administrative matters; attend call with Dentons re [REDACTED];	3.0
May 17	Prepare task and term agreement; review proposed listing agreements and comment on same; analysis of rents and attend to correspondence re same; review sale documents related to 835 Eyremount and comment on same;	2.5
May 18	Review statement of adjustments; attend to correspondence with selling agent re 835 Eyremount utilities; attend to correspondence re termination of certain active listings; prepare draft tenancy agreement and addendum; attend to correspondence re rent collections; attend to correspondence with insurers; visit vacant property to confirm conditions;	3.0
May 19	Draft tenant agreement; review appraisal proposals; review proposed listing agreements; attend call with M. Hasman re Belmont listings and email to P. Pu re same;	1.3
May 23	Attend call with P. Pu regarding property listing agreement and timeline; revise lease agreement; attend call property manager to discuss task and term agreement;	0.5
May 24	Update rent schedule and attend to correspondence re same; attend to emails and telephone calls with Malcolm Hasman and assistant re property listings; review empty homes declarations and update master property listing; attend to internal discussion re various matters; finalize property manager contract;	1.8
May 25	Attend call and meet with property manager re keys, site visits, property clean up, etc; review empty homes taxes declarations; review draft MLS listing agreements; internal discussion re listing agreements; respond to J. Hung re various matters;	2.0
May 26	Review listing agreements and comment on same; internal discussion re various matters including, but not limited to, rent collections; empty homes tax declarations and property taxes; attend to correspondence with D. Deng re termination of MLS listing and vacancy clause in offer to purchase; attend call with potential tenant for vacant property;	2.8

May 29	Respond to D. Deng re listing agreement and offer on property; respond to property manager re squatters; review MLS listing contract and comment on same.	0.4
May 30	Review lease agreement and comment on same; review listing suggestions by Oakwyn and comment on same; attend call with property manager re various matters and emails re same; follow up with rent collections;	2.3
May 31	Attend call with property manager re realtor access; attend call with K. Leong (Oakwyn) re listing agreements, tenancy and other matters; email to D. Deng information in respect of buyer due diligence on accepted offer; internal discussion re rent, appraisals and other matters;	1.5
Jun 1	Respond to tenant re rent matters; email internally re City of Vancouver notice;	0.15
Jun 5	Attend calls with tenant placements firms regarding options and contracts and prepare comparison of same; review contracts; coordinate viewing of 4408 West 3rd Avenue; respond to tenant re rent matters; respond to J. Hung re vacating 4491 Cambie Street property; review [REDACTED]; attend call with K. Leong re listings; update master property listing; update rent schedule; review appraisal comparisons	3.5
Jun 6	Attend call with J. Schultz and E. Newbery re [REDACTED]; attend calls with tenant placement agencies; update master property listing; finalize letter to City of Vancouver; contact the Canada Revenue Agency re GST matters; email to listing agent re revisions to listing agreement; attend to correspondence with appraiser and coordinate engagement of same;	3.0
Jun 7	Attend calls with A. Ang re tenant placements; prepare analysis of estimated vacancy taxes and attend to calls with H. Abadi re repairs to property and internal discussions re same; review listing agreement and comment and attend call with M. Hasman and J. Liu re same; review empty homes tax regulations;	3.3
Jun 8	Respond to J. Hung re move out; review Oakwyn listing agreements and comment on same; attend call with M. Hasman re 4408 W 3rd listing and tenancy; attend to correspondence with H. Abadi re property repairs; attend calls with A. Ang and other tenant agencies re tenant placements;	3.0

Jun 9	Review notice to end tenancy and internal discussion re same; attend to rent collection matters; attend to calls and email correspondence with H. Abadi re site access, viewings, repairs and other matters; review and comment on lease agreement and finalize for email to Washington Group; attend call with M. Hasman re Belmont offer and review same; attend call with P. Pu re Belmont offer; email to P. Pu re vacancy taxes; review Oakwyn listing agreements and comment on same as well as other staging and listing matters.	2.8
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<b>TOTAL –M. Lee</b>		<b>37.65 hrs.</b>
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<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 15	Update rent schedule; Prepare letters to insurers; Respond to emails from tenants.	1.3
May 26	Internal discussion regarding tenants and outstanding matters; Update rent schedule.	0.5
May 29	Calls and emails with property manager regarding Belmont properties;	0.5
May 30	Internal discussion and emails regarding rent collection;	0.2
May 31	Discussion with City of Vancouver regarding outstanding property taxes; Review and document outstanding property taxes; Prepare comparison of appraisal proposals received; Emails and calls with tenants regarding rent payment;	3.4
Jun 1	Prepare letter for City of Vancouver regarding property tax and tax folios;	0.4
Jun 2	Prepare letter for City of Vancouver regarding property tax and tax folios;	0.7
Jun 7	Emails and internal discussion regarding tenant non-payment;	0.2
Jun 8	Internal discussion regarding tenanted properties; Calls and emails with tenants regarding rent; Prepare tenancy forms;	1.9
Jun 9	Internal discussion regarding tenanted properties; Calls and emails with tenants regarding rent; Prepare tenancy forms.	1.6
<b>TOTAL – N. Virmani</b>		<b>10.7 hrs.</b>



<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 16	Follow up with Fortis and BC hydro; Deposit May rent cheques at the bank; update tenant rent schedule;	0.6
May 17	Call with FortisBC re receiver account;	0.4
May 19	Call with BC Hydro and Fortis re new accounts.	0.7
May 29	Prepare payment;	0.3
May 31	Call with FortisBC re set up of account;	0.5
Jun 5	Prepare and mail payment; Deposit June rent cheques;	0.5
Jun 6	Obtain property tax notices; Email to the City of Vancouver re same; Prepare payment for invoices;	0.9
Jun 8	Call with BC Hydro for reconnection; deposit June rent cheque.	0.4
<b>TOTAL –M. Cheung</b>		<b>4.3 hrs.</b>



July 26, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Washington Properties (West 31st) Inc., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc., 32nd, and Cambie Holdings Ltd. (collectively, the "Debtor")**

For professional services rendered for the period June 10 – June 23, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	5.0	\$795	\$3,975.00
P. Law, Vice President	16.8	625	10,500.00
M. Lee, Director	27.5	535	14,712.50
N. Virmani, Associate	32.4	435	14,094.00
M. Cheung, Executive Assistant	1.2	195	234.00
	<b>82.9</b>		<b>43,515.50</b>

Add: out of pocket expenses  
Courier

25.13

43,540.63

Add: GST (5%)

2,177.03

**TOTAL INVOICE**

**\$45,717.66**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#5**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
June 13	Attend to Belmont sale matters including calls with Hasman and Liu, and PLW, review and update offer documents, and execution of offer;	1.4
June 16	Attend to listing agreement reviews; Review email correspondence;	0.6
June 19	Finalize listing agreement;	0.3
June 20	Call with Pu; Call with Hasman re: Belmont listings; Attend to site matters;	0.6
June 26	Attend to listing matters; Review marketing report; Attend to rental matters;	0.6
June 28	Attend update call with Dentons; Review draft appraisal; Internal discussions re: same;	1.1
June 29	Review Court application; Internal discussion.	0.4
<b>TOTAL – A. Tillman</b>		<b>5.0 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jun 12	Attend to email from K. Leong re: staging proposals, review and email internally; attend to updates from M. Hasman re: Belmont properties; attend to emails from P. Pu re: various properties.	1.0
Jun 13	Attend to Belmont offer; call with P. Pu, M. Hasman, J. Liu re: same; review and update draft Second Report; review draft response to K. Leong; attend to accepted offer for 4883 Belmont; internal discussions.	2.6
Jun 14	Review comments from Dentons re: [REDACTED]; finalize same; review draft tenancy agreements; internal discussions.	0.9
Jun 15	Attend to Belmont offer deposit; attend to P. Pu's comments on tenancy agreements, discuss with M. Lee re: same; attend to listing agreements from K. Leong.	1.0
Jun 16	Follow-up on Belmont offer deposit; attend to 4408 3rd Ave listing agreement; review staging proposal for 602 - 5033 Cambie.	0.8
Jun 19	Email and call with J. Schultz re: [REDACTED].	0.4
Jun 20	Call with J. Schultz re: [REDACTED]; review and sign staging contract for 602- 5033 Cambie; attend to emails from realtors; internal discussion.	0.9
Jun 21	Attend to general correspondence; attend to updates from Court hearing; internal discussion.	0.4
Jun 22	Review entered order re: sale of 605 - 5033 Cambie; email P. Pu re: update from court hearing; internal discussions.	0.6
Jun 23	Email M. Hasman re: Belmont listing, call with A. Tillman re: same; email J. Schultz; review listing agreement; attend to update email from K. Leong; internal discussion.	0.8
Jun 26	Attend to call from J. Liu; review marketing report and supporting doc re: 4883 Belmont, email J. Schultz re: [REDACTED]; internal discussions.	1.1
Jun 27	Review draft Third Report; email Dentons re: [REDACTED]; attend to emails from realtor; internal discussions.	2.0
Jun 28	Review draft Third Report; follow-up with J. Schultz re: [REDACTED]; call with J. Schultz re: [REDACTED]; internal discussions.	1.6
Jun 29	Review drafts of NOA and order re: July 13 hearing; review draft 3rd report and supplemental report; call with J. Schultz re: [REDACTED]; internal discussions.	1.6

Jun 30      Review and update draft 3rd report and confidential supplement.

1.1

**TOTAL – P. Law**

**16.8 hrs.**

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jun 12	Prepare draft second report of the Receiver; attend to correspondence with H. Abadi re repairs to property and other matters; respond to Oakwyn re various matters and coordination of same;	4.0
Jun 13	Attend call with P. Pu re offer on Belmont property; attend calls with M. Hasman and J. Liu re offers on Belmont properties; prepare draft second report of the Receiver; respond to Oakwyn re various matters including staging and other listing matters;	3.0
Jun 14	Attend call with H. Abadi re property access and repairs to 4408 W 3rd Ave; email to appraiser re site visits; review tenancy agreements and internal discussion re same; review second report of the Receiver	0.5
Jun 15	Respond to P. Pu re tenancy agreements; review Oakwyn listing agreements; attend call with J. Liu re listing agreement; attend call with H. Abadi re various repairs;	1.0
Jun 16	Attend call with H. Abadi re plumbing and other matters; review staging contract and call re same; respond to P. Pu re property access and other matters;	0.5
Jun 20	Attend to internal discussion re various matters including rent collections, repairs, listing agreements, among other things; coordinate issuance of payments; emails to P. Pu re tenant placements and other matters; review and respond to Oakwyn re property listing matters and coordinate actions re same;	2.5
Jun 21	Call Canada Revenue Agency re CRA correspondence; attend to coordination of payments; email to the Debtor requested information;	0.3
Jun 26	Internal discussion and emails to N. Virmani re third report draft; respond to K. Leong and attend to coordination of various matters related to marketing of properties; attend call with J. Liu and coordination of matters related to marketing of properties;	1.2
Jun 27	Attend to internal discussion re various matters; attend call with H. Abadi re repairs and vacating premises; review and revise third report and attend to internal discussion re same; emails to appraiser re valuations; review marketing costs from K. Leong and respond to same;	3.8
Jun 28	Review and revise draft 3rd report; review appraisals and correspondence with appraiser re same; review repair and other costs from H. Abadi and approvals of same; update rent schedule; email to P. Pu re coordination of tenant keys turnover; attend call with J. Schultz, P. Law and A. Tillman re [REDACTED];	4.2

Jun 29	Prepare draft third report of the Receiver; review and comment on application materials and internal discussions re same; attend call with K. Leong (Oakwyn) re various listings and tenant placement; attend call with H. Abadi re property matters and coordination of same; attend to correspondence with appraisers re updates and review of same;	5.0
Jun 30	Emails re sale of property and subject removal extension; attend calls with H. Abadi re vacating premises and tenant placement; attend call with K. Leong (Oakwyn) re same; follow up with appraisers re updates.	1.5
<b>TOTAL –M. Lee</b>		<b>27.5 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jun 12	Calls with property manager regarding tenant non-payment and move-out inspections; Internal discussion regarding repairs to certain properties; Review and update rent schedule;	1.8
Jun 13	Calls with property manager regarding repairs underway on properties; Internal discussion regarding repairs; Upload photos for realtor; Prepare tenancy forms for vacant properties; Emails with realtor and property manager regarding keys;	1.5
Jun 14	Internal discussion regarding tenancy agreements; Emails regarding assessments; Update tenancy forms; Update Receiver's website;	1.2
Jun 15	Update master property list and repair listing; Update service list and Receiver's website;	0.8
Jun 16	Emails with tenants regarding rent and repairs; Calls with property manager regarding repairs;	0.7
Jun 18	Calls with tenant regarding rent payment;	0.5
Jun 19	Calls with property manager regarding repairs; Calls with tenant regarding rent payment; Emails with tenant regarding repairs; Follow up with tenants for unpaid rent; Update internal repair and rent payment workbooks;	2.6
Jun 20	Calls with staging provider for unit on sale; Prepare cheques to vendors; Internal discussion regarding repairs, rent payment, unit sales; Coordinate rent payment with tenant;	3.5
Jun 21	Internal discussions regarding Receiver's report; Prepare Receiver's report; Review details of proposed 4883 Belmont sale; Attend to calls and emails with tenants regarding rent;	3.1
Jun 22	Prepare Receiver's report; Attend to emails regarding property repairs; Emails with tenants regarding rent payment;	3.2
Jun 23	Emails with property manager; Prepare Receiver's report; Internal discussion regarding sale of assets;	2.5
Jun 26	Discussion with property manager regarding repairs, tenant move-outs, power-outages; Update list of repairs and share with property manager; Discussions with BC Hydro regarding power outage; Research and internal discussion regarding closing documents for property sale; Emails with Debtors regarding move-out from property; Emails with tenant regarding rent payment;	3.9



Jun 27	Calls with property manager to discuss repairs, maintenance, tenant move-out inspections; Prepare tenancy forms for unpaid rent; Update rent schedule; Calls with realtor regarding signage at properties; Review cost proposals for open house;	2.6
Jun 28	Emails with property manager and internal discussion regarding repairs and maintenance work to properties; Emails with realtor regarding tenancy;	2.0
Jun 29	Emails regarding maintenance work to property; Calls with tenants regarding rent payment; internal discussion regarding tenant rent payments;	1.5
Jun 30	Update Receiver's website; Prepare tenancy agreement and addendum; Calls and emails with tenant regarding rent payment.	1.0
<b>TOTAL – N. Virmani</b>		<b>32.4 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jun 13	Deposit June rent cheques;	0.3
Jun 19	Prepare payment;	0.2
Jun 21	Prepare payment;	0.2
Jun 22	Prepare payment;	0.1
Jun 28	Deposit July rent cheques;	0.3
Jun 30	Update professional fees summary.	0.1
<b>TOTAL –M. Cheung</b>		<b>1.2 hrs.</b>



September 8, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Washington Properties (West 31st) Inc., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc., 32nd, and Cambie Holdings Ltd. (collectively, the "Debtor")**

For professional services rendered for the period July 1-14, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	4.6	\$795	\$3,657.00
P. Law, Vice President	18.9	625	11,812.50
M. Lee, Director	16.0	535	8,560.00
N. Virmani, Associate	28.1	435	12,223.50
M. Cheung, Executive Assistant	3.5	195	682.50
	<b>71.1</b>		<b>36,935.50</b>

Add: GST (5%) 1,846.78

**TOTAL INVOICE** **\$38,782.28**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#6**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 4	Review and update draft Receiver reports;	0.6
Jul 5	Attend to unit sale; Extend Cambie transaction deadline;	0.4
Jul 10	Attend to rental and sale finalizations;	0.4
Jul 11	Review Belmont offer; Update call with PLW; Attend calls with Hasman and Dentons re: Court application;	1.0
Jul 13	Prep and attend Court hearing re: Belmont; Attend to updated offer for condo; Review appraisals;	1.4
Jul 14	Call with Hasman re: Belmont; Attend to Cambie unit sale finalization; Call with PLW re: Belmont; Review email correspondence.	0.8
<b>TOTAL – A. Tillman</b>		<b>4.6 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 4	Review updated appraisals, [REDACTED]; update and finalize receiver's third report and confidential supplement, [REDACTED]; correspondence with J. Schultz re: [REDACTED]; consider and draft letter to tenant re: security deposit; internal discussions.	3.1
Jul 5	Attend to extension of subject removal for 4215 Cambie; attend to closing of 605-5033 Cambie, review documents, email J. Schultz and A. Arenas re: [REDACTED]; attend to filed materials for July 13 court date; consider update to PLW; internal meeting re: status update, next steps.	4.2
Jul 6	Attend to closing of 605 - 5033 Cambie; attend to updates from realtors re: marketing efforts; internal discussions re: strata fees, repairs required for 4408 3rd Ave, status update.	1.0
Jul 7	Finalize letter to tenant re: security deposit; call with J. Schultz re: [REDACTED]; attend to updates from realtor.	0.7
Jul 10	Attend to 4491 Tenancy Agreement; attend to closing of 605 - 5033 Cambie; internal discussion re: update to PLW.	0.7
Jul 11	Review offer for 505 - 5033 Cambie; internal discussions; attend to email from J. Schultz; attend to trust cheque from 605 - 5033 Cambie sale; review emails from realtors; review deposit release form for previous offer for 505 - 5033 Cambie; review analysis on potential gross proceeds based; review property taxes schedule; call with P. Pu re: Belmont offer; calls with J. Schultz and realtors re: [REDACTED].	3.4
Jul 12	Review and sign counteroffer for 505 - 5033 Cambie; email and call P. Pu re: Belmont offers; call with J. Schultz re: [REDACTED]; review appraisals received; review buyer's counteroffer on 505 - 5033 Cambie; internal discussions.	1.4
Jul 13	Prepare for and attend in court; review and discuss counteroffer for 505 - 5033 Cambie; attend to Belmont road access matter, review email from J. Schultz; internal discussions re: next steps.	3.4
Jul 14	Review and discuss final offer for 505 - 5033 Cambie; attend to correspondence; review Belmont offer; internal discussions.	1.0
<b>TOTAL – P. Law</b>		<b>18.9 hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 5	Attend to internal discussions re various matters including, but not limited to, marketing of properties, tenancies, GST and other matters; attend call with K. Leong re 4491 Cambie Street tenancy and related matters; call to D. Deng re 605-5033 Cambie Street keys turnover; review addendum to contract of purchase and sale of 4215 Cambie Street and finalization of same;	1.5
Jul 6	Attend call with D. Deng regarding key relating to closing of 605-5033 Cambie Street ("Unit 605") property; review statement of adjustments of Unit 605; attend call with K. Leong regarding 4491 Cambie Street tenancy and revise addendum re same; review professional fees and email to P. Pu re same; attend to internal discussion re rents and banking; attend to general file administration matters; attend call with J. Liu re marketing of 4408 W 3rd Avenue and repairs re same; review payments;	2.5
Jul 7	Review email to tenants re various matters and internal discussion with N. Virmani re same; review and respond to correspondence re rent and security deposits; attend to correspondence with D. Deng re collapsed deal forms; attend to correspondence with K. Leong re tenant placement and review and revise addendum re same;	1.3
Jul 10	Attend to correspondence with K. Leong, Oakwyn re 4491 Cambie Street tenant queries as well property listings; emails to D. Deng re MLS collapsed sale on 505-5033 Cambie Street property and review and revision of materials re same; email update to P. Pu re property tenant placement;	1.1
Jul 11	Review offer on 505-5033 Cambie and attend call with K. Leong (Oakwyn) re same and directing K. Leong to revise terms for counter-offer; attending to various email correspondence with Oakwyn re tenant of 4491 Cambie and property listings; internal discussion with N. Virmani re various matters; review draft report to PLW;	2.0
Jul 12	Review and prepare draft update report to PLW and internal discussion with N. Virmani re same; review tables for report; review counter offer on 505-5033 Cambie and attend call with K. Leong re same; review catering invoice for Oakwyn launch event; emails re professional fees;	3.4
Jul 13	Review and comment on counter-offers on 505-5033 Cambie Street; meet with Oakwyn realtors and discuss progress; review draft report to PLW and comment on same; review appraisals and attend call with Aedis Appraisals re same; review invoices;	2.2

Jul 14	Prepare draft report to PLW; review offer on 505-5033 Cambie Street and comment on same; attend to insurance matters; respond to Oakwyn re tenant placement and other matters; review waterfall analysis; attend to banking-related matters.	2.0
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<b>TOTAL –M. Lee</b>		<b>16.0 hrs.</b>
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<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 4	Prepare letters to banks regarding Debtor's accounts; Internal discussion regarding tenant deposits; Calls and discussion with tenant regarding rent payments; Review Receiver's report;	2.3
Jul 5	Update Receiver's website; Internal update discussions; Calls with property manager; Emails and calls with tenant; Update repair tracking workbook;	2.5
Jul 6	Prepare tenancy agreement and addendum; Internal discussion regarding rent payment; Prepare task list for property manager; Internal discussion regarding property manager; Prepare new bank account for tenant deposits; Internal discussion regarding property tax summary; Emails with Strata manager;	3.1
Jul 7	Emails to tenants regarding keys and access to properties; Emails with property manager regarding keys; Prepare report to lender; Prepare summary of loans; Prepare summary of strata fees owing;	3.6
Jul 10	Prepare report for PLW; Reconcile funds held in trust with Dentons; Internal discussion regarding report; Emails regarding property sales with realtor; Emails with tenants; Internal discussion regarding rent payments;	2.7
Jul 11	Emails with tenants; Internal discussion regarding property taxes; Calls with municipality regarding property taxes; Calls with property manager regarding repairs; Analysis of contemplated sale of assets and implied recoveries; Internal update discussion regarding repairs and administrative matters; Prepare payment for 3rd parties; Respond to requests from Debtors;	4.1
Jul 12	Prepare tables for report to PLW; Calls and emails with tenants; Calls and emails with property manager; Prepare summary of appraisals; Prepare loan summary; Update Monitor's website; Internal discussion and emails regarding rent payments; Review payments to be made;	3.4
Jul 13	Prepare tables for report; Reconcile receipts and disbursements; Discussion and emails with tenants; Emails and calls with property manager;	2.9
Jul 14	Prepare waterfall analysis to assess minimum bids for high value properties; Calls and emails with tenants; Calls and emails with property manager; Internal discussion regarding rent collection.	3.5
<b>TOTAL – N. Virmani</b>		<b>28.1 hrs.</b>



<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 4	Deposit rent cheques; Update R&D;	0.3
Jul 6	Prepare payment; Deposit rent cheques; Update professional fee summary;	0.6
Jul 7	Call to the City of Vancouver re tax statements; Call with the Provincial government re vacancy tax statements; Update property tax schedule; Attend to banking matters;	1.3
Jul 11	Call with the City of Vancouver re property taxes;	0.3
Jul 12	Prepare payment for invoices; Deposit rent cheques;	0.5
Jul 13	Update professional fee summary; Deposit rent cheques.	0.5
<b>TOTAL –M. Cheung</b>		<b>3.5 hrs.</b>



September 8, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Washington Properties (West 31st) Inc., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc., 32nd, and Cambie Holdings Ltd. (collectively, the "Debtor")**

For professional services rendered for the period July 15-31, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	6.1	\$795	\$4,849.50
P. Law, Vice President	24.1	625	15,062.50
M. Lee, Director	3.4	535	1,819.00
N. Virmani, Associate	25.8	435	11,223.00
M. Cheung, Executive Assistant	2.3	195	448.50
	<b>61.7</b>		<b>33,402.50</b>

Add: out of pocket expenses

Postage 118.74

33,521.24

Add: GST (5%) 1,676.06

**TOTAL INVOICE \$35,197.30**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#7**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
July 17	Prep and attend Court hearings re: Belmont; Review new applications; Attend internal and external meetings re: offers;	3.1
July 18	Attend to Belmont sale matters;	0.5
July 20	Attend to Belmont sale matters; Review updated offers; Internal discussions re: same;	0.8
July 24	Attend to property sale matters;	0.5
July 25	Attend to Cambie property extension; Review draft report to lender;	0.4
July 26	Attend to draft report to lender;	0.5
July 28	Attend to listing agreement finalizations.	0.3
<b>TOTAL – A. Tillman</b>		<b>6.1 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 17	Prepare for and attend in court re: Belmont sale; review draft report to PLW; internal discussions.	4.0
Jul 18	Prepare for and attend in court re: Belmont sale.	4.5
Jul 19	Attend to revised Belmont offers, correspondence re: same.	0.3
Jul 20	Prepare for and attend in court re: Belmont sale; discussions with J. Schultz, debtor's counsel, PLW's counsel, potential purchasers re: same; internal discussions; execute \$39 million offer upon court approval.	4.8
Jul 21	Sign documents re: Belmont offer; review draft Belmont offer; review commission letter from purchaser's realtor; review deposit release form for \$22.8mm offer; sign notice for rent collection; internal discussion.	1.3
Jul 24	Attend to 4215 Cambie subject removal, call with D. Deng re: same, review draft addendum, discussion with P. Pu re: next steps, email D. Deng re: Receiver's decision; attend to 505 - 5033 Cambie offer, email K. Leong re: same; internal discussions re: asset realization efforts, status update; next steps.	2.8
Jul 25	Review and revise report to PLW; attend to 505 - 5033 Cambie offer.	3.0
Jul 26	Attend to comments on PLW report; internal discussion re: 505 - 5033 Cambie offer; call with J. Liu re: Belmont commission; attend to email from P. Pu; finalize update report to PLW; attend to strata letter re: garage damage; internal discussion.	1.2
Jul 27	Attend to email from M. Hasman re: 4408 3rd Ave; attend to subject removal of 505 - 5033 Cambie; attend to payment of strata fees, email J. Schultz re: [REDACTED]; internal discussions.	1.1
Jul 28	Attend to correspondence re: Cambie lots; internal discussion re: 4408 3rd Ave; attend to correspondence to Dentons; internal discussion re: 505 - 5033 Cambie offer; attend to email from K. Jackson; attend to correspondence re: tenant move out.	1.1
<b>TOTAL – P. Law</b>		<b>24.1 hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 17	Attend to emails re CRA, billings and other matters;	0.2
Jul 18	Review and revise update report to PLW and comment on same;	1.0
Jul 21	Attend to call and email with L. Fung (Oakwyn) re offer on 505-5033 Cambie Street; internal emails re rent;	0.2
Jul 25	Review update report to PLW; attend call with L. Fung (Oakwyn) re 505-5033 Cambie street subject removal extension and internal discussion re same;	0.7
Jul 26	Attend call with K. Leong (Oakwyn) re terms of accepted offer on 505-5033 Cambie Street and internal discussion and email to Dentons re [REDACTED]; attend call with J. Schultz (Dentons) re [REDACTED];	0.4
Jul 27	Review 4215 Cambie Street MLS Listing agreement; internal discussion re repairs and maintenance and rent matters;	0.3
Jul 28	Attend to finalizing documentation for subject removal of 505-5033 Cambie Street offer; email to Dentons re [REDACTED]; respond to D. Deng re disclosure of purchaser of 605-5033 Cambie Street.	0.2
Jul 31	Attend to internal correspondence re tenant move-out and other general administrative matters; respond to K. Leong re marketing of properties.	0.4
<b>TOTAL –M. Lee</b>		<b>3.4 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 17	Emails with tenants regarding rent, access to properties, and move-in inspections; Updates to report for lender;	1.5
Jul 18	Internal discussion regarding property taxes owing; Update appraisal summary; Update report to lender; Emails with tenants regarding rent; Internal discussion regarding court approval of sale of property; Internal discussion regarding report to lender;	3.1
Jul 19	Update Receiver's website; Emails with legal counsel regarding [REDACTED]; Update report to lender; Internal discussion regarding report; Discussion with property manager regarding various matters; Emails with tenants regarding repairs, unpaid rent, access to unit; Calls with CRA regarding trust examination;	2.8
Jul 20	Internal discussion regarding tenants, repairs and maintenance work; Emails with tenants regarding rent; Prepare tenancy forms;	1.4
Jul 21	Prepare tenancy forms; Emails with tenants; Prepare rent collection schedule for Debtors; Internal discussion regarding report and sale of Belmont properties;	1.6
Jul 24	Internal discussion regarding pending sale of 4215 Cambie St; Calls with property manager regarding repairs; Update report to lender; Emails with debtors; Emails with tenants regarding rent payment and repairs;	1.6
Jul 25	Internal discussion regarding report to lender; Calls and text communication with property manager; Emails with tenants regarding rent payment; Internal discussion regarding sale of 4215 Cambie St.;	2.3
Jul 26	Finalize report to lender; Internal discussion with property manager; Emails with Debtors; Emails with realtors; Review and file documents relating to trust examination; Internal discussion regarding trust examination;	2.4
Jul 27	Internal discussion regarding strata fees owing; Emails with strata manager regarding tenant damage; Attend property in person for initial viewing with real estate agent; Emails with Debtors regarding strata fees; Emails with property manager regarding repairs; Calls with window installation company; Attend to matters related to 4215 Cambie St listing; Internal emails regarding repairs at 4408 W3rd Ave;	3.7

Jul 28	Emails with legal counsel [REDACTED]; Internal discussion regarding repairs and maintenance to property; Discussion with property manager and coordinate repairs and maintenance on property; Update Receiver's website; Emails, calls, and in-person discussion with tenants regarding rent; Internal discussion regarding rent collection;	2.6
Jul 31	Discussions with property manager regarding repairs; Calls, emails and messages with contractors regarding repairs; Attend meeting with tenant in person regarding move-out; Calls and emails with tenants;	2.8
<b>TOTAL – N. Virmani</b>		<b>25.8 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 17	Deposit rent cheques at the bank;	0.2
Jul 19	Prepare payment for invoices;	0.2
Jul 20	Deposit rent cheques at the bank;	0.2
Jul 24	Prepare and mail payments;	0.2
Jul 25	Call with provincial government re Vacancy Tax statements;	0.8
Jul 31	Deposit rent cheques; Call with FortisBC re invoices.	0.7
<b>TOTAL –M. Cheung</b>		<b>2.3 hrs.</b>





September 20, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington (collectively, the "Debtor")**

For professional services rendered for the period August 1-31, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	4.0	\$795	\$3,180.00
P. Law, Vice President	18.9	625	11,812.50
M. Lee, Director	16.5	535	8,827.50
N. Virmani, Associate	61.5	435	26,752.50
M. Cheung, Executive Assistant	6.2	195	1,209.00
	<b>107.1</b>		<b>51,781.50</b>

Add: out of pocket expenses

Website maintenance 600.00

52,381.50

Add: GST (5%)

2,619.08

**TOTAL INVOICE**

**\$55,000.58**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#8**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Aug 2	Attend to offer update for Cambie property;	0.2
Aug 8	Attend to unit sales; Internal discussion re: PLW queries on W. 3 <sup>rd</sup> listing price;	0.5
Aug 9	Attend to sale matters;	0.4
Aug 10	Attend to sale matters; Attend to W. 3 <sup>rd</sup> listing;	0.4
Aug 11	Review Earlston comments; Attend update call with Dentons and Fasken re: same;	0.5
Aug 22	Review sales matter updates;	0.4
Aug 23	Review Receiver report to Court; Prep and attend call with Earlston re: West 3 <sup>rd</sup> ; Internal meeting re: same; [REDACTED] to Dentons.	1.6
<b>TOTAL – A. Tillman</b>		<b>4.0 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Aug 2	Attend to call from P. Pu re: update; internal discussion re: banking matters; attend to offer re: 602 -5077 Cambie.	0.7
Aug 3	Internal discussion re: status update, banking matters.	0.6
Aug 4	Attend to banking matters re: GIC; review list of repairs for 4408 3rd Ave; internal discussions.	0.8
Aug 11	Attend call with Dentons, Fasken re: Earlston position re: 4408 3rd Ave; attend to correspondence re: court timing; review draft court materials; attend to accounts payable; internal discussions.	1.3
Aug 14	Call with P. Pu re: 4408 3rd Ave; call with M. Hasman, J. Liu re: same; attend to listings of Cambie condos; internal discussions.	1.0
Aug 15	Attend to correspondence re: Earlston meeting; attend to emails from Dentons re: [REDACTED]; internal discussions.	0.8
Aug 16	Attend to closing of 504 - 4963 Cambie, call with K. Leong, P. Pu re: same, execute closing documents; call with P. Pu re: 4408 3rd Ave; internal discussions.	1.6
Aug 17	Attend to closing of 504 - 4963 Cambie, email Dentons re: [REDACTED]; attend to additional listings in the Cambie condos; internal discussions.	0.9
Aug 18	Review, execute 505 - 5033 Cambie addendum; internal discussions re: 4408 3rd Ave, Cambie listings; review draft fourth report of the Receiver, provide comments; internal discussions.	1.3
Aug 21	Internal discussion re: status update; attend to correspondence; review draft 4th report of the Receiver.	0.6
Aug 22	Attend to general correspondence from realtors, Dentons.	0.4
Aug 23	Attend to email from Earlston counsel; prepare for and attended call with Earlston; review and execute assignment agreement for Belmont sale; review draft application materials re: same; review and sign letter to tenant re: damages to parkade; internal discussions.	Aug g 24 At ten

d to update from K. Leong re: 4491 and 4215 Cambie; review

and execute listing extension with Oakwyn; review draft email re:  
trust audit; internal discussion re: information to be provided to the  
debtors.

1.  
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1.  
2

Aug 28	Attend to filed court order re: Belmont sale (change buyers); review draft SL 70 authorization to sell document, provide comments; review draft court materials; review [REDACTED]; internal discussions.	1.5
Aug 29	Review filed court materials; finalize Fourth Report of Receiver; attend to email from realtor; internal discussion.	1.6
Aug 30	Call with Dentons re: [REDACTED]; internal discussions; review [REDACTED] circulated by Dentons; attend to staging contracts; review [REDACTED] from Dentons.	1.5
Aug 31	Attend to closing of Belmont properties; review GST allocation with N. Virmani; internal discussions.	1.4
<b>TOTAL – P. Law</b>		<b>18.9 hrs.</b>

<i>Marianna Lee</i>	<i>Description</i>	<i>Hrs.</i>
Aug 1	Attend call with K. Leong (Oakwyn) and review offer on 602-5077 Cambie and comment on same;	0.3
Aug 2	Review offer on 602-5077 Cambie and comment on same; internal discussion re various matters;	0.3
Aug 3	Draft fourth report outline; review repair costs and comment on same; emails to J. Schultz and A. Arenas re [REDACTED] [REDACTED]	0.3
Aug 4	Review repairs estimates and comment on same; send email to P. Pu re cash held by the Receiver and marketing of 4408 West 3rd Avenue;	0.4
Aug 8	Review offer on 504-4963 Cambie Street and attend call with K. Leong re same and other marketing matters; internal discussion re 4408 W 3rd Ave marketing matters and email to P. Pu re same; internal discussion re fourth report of Receiver, repairs on 4408 W 3rd Ave and other matters;	1.0
Aug 9	Prepare draft fourth report of the Receiver and review supporting materials; review offer on 504-4963 Cambie street and hold discussions with K. Leong (Oakwyn) and internal discussion re same; attend call with P. Pu re marketing of properties and other matters; email to J. Schultz re [REDACTED];	3.0
Aug 10	attend call with J. Schultz re [REDACTED] [REDACTED]; prepare draft fourth report of the Receiver;	0
Aug 11	Review and comment on draft application materials and internal discussions re same; attend to correspondence with Oakwyn re court hearing and closing dates; attend to internal discussion re trust examination and draft fourth report; email to P. Pu re 4408 W 3rd pricing and attend call with M. Hasman re same;	2.0
Aug 14	Email to K. Leong re 505-5033 Cambie buyer information for court application; attend to internal emails re property matters and response to debtors' requests for information; attend call with P. Pu re marketing of 4408 W 3rd house and hold call with M. Hasman re same; attend to internal discussions re various repairs and tenant matters and general administrative matters; attend to correspondence with contractor re window repair at 4408 W 3rd property;	1.3
Aug 15	Emails to K. Leong re marketing of properties and related access; email to contractor photos of request window repair work at 4408 W 3rd property;	2.2

0.4

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Aug 17	Review fourth report of the Receiver; attend to internal correspondence re various property and tenant matters; review statement of receipts and disbursements and comment on same;	1.5
Aug 18	Review fourth report of the Receiver; respond to K. Leong re property listings and related matters; attend to internal correspondence re repairs, maintenance and other property matters;	2.0
Aug 21	Attend to internal discussion re status of fourth report, properties, repairs, rent and other matters; email to K. Leong (Oakwyn) re property listings; review correspondence to tenant re Strata repairs; review correspondence to Washington Group information requests; review repairs and maintenance quotes and respond to same;	1.3
Aug 22	Attend to email correspondence with Dentons re [REDACTED]; attend call with J. Liu re property listing; review staging proposals and respond to Oakwyn re same.	0.5
<b>TOTAL –M. Lee</b>		<b>16.5 hrs.</b>



<i>Nishant Virmani</i>	<i>Description</i>	<i>Hrs.</i>
Aug 1	Discussions with property manager regarding repairs; Emails with strata manager regarding outstanding fees and invoices; Update repair summary; Update Property listing; Internal discussion and emails regarding trust examinations; Emails and calls to coordinate repairs with multiple contractors;	2. 4
Aug 2	Emails with debtors regarding CRA trust examination; Internal discussion regarding CRA trust exam, Property repairs, property sales, court reports; Prepare schedule to track damage by tenants; calls with tenant regarding leaking pipe; Calls with property manager regarding repairs; Communications with contractors regarding repairs and maintenance; Call with real estate agent regarding properties under receivership	2. 7
Aug 3	Calls with contractor regarding repairs and maintenance of properties; prepare schedule to track repairs and maintenance expenses; Emails with tenant regarding repairs; Prepare Receiver's report; Prepare GST claim summary;	3. 8
Aug 4	Calls with contractors regarding repairs; Calls and emails with tenant regarding repairs; Prepared Receiver's Fourth Report;	
Aug 8	Calls with contractors regarding repairs; Calls and emails with tenants regarding repairs; Calls with property manager regarding maintenance; Prepare Receiver's Fourth Report;	4. 1
Aug 9	Calls, emails, and text messages with contractors regarding window repair; Calls with property manager regarding repairs and maintenance; Emails with tenants regarding repairs and rent payment; Update Receiver's report; Emails regarding condo sale and negotiations;	4. 2
Aug 10	Reconciled bank accounts against receipts and disbursement schedule; Calls with tenants regarding repairs; Calls with property manager regarding repairs; Emails regarding sale of property; Update rent schedule;	2. 3
Aug 11	Emails with legal counsel re [REDACTED]; Internal discussion regarding sales process and court approval; Update Receiver's report; Update rent schedule; Internal discussion regarding repairs and maintenance;	2. 4
Aug 14	Emails internally and with Debtors Re: Mail; Emails with property manager regarding repairs and maintenance; Emails and calls with contractors regarding repairs; Internal discussion and emails with tenants regarding repairs; Update Receiver's report; Emails with listing agent regarding properties;	2. 0

3.2

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Aug 15	Procure replacement appliances for tenanted property and attend to emails Re: same; Emails with Dentons regarding [REDACTED]; Emails and discussion regarding maintenance and repairs; Emails with realtors regarding listing of properties and access to strata properties; Update Receiver's report;	3. 0
Aug 16	Emails with tenants regarding repairs, move-out, and rental deposits; Calls and emails internally and with contractors regarding window repair; Emails with Dentons regarding [REDACTED]; Emails with property manager regarding maintenance; Emails with realtor regarding inspections; Draft letter to tenant regarding damage reimbursements; Emails with Debtors regarding requests;	3. 5
Aug 17	Emails and calls with tenants regarding repairs, maintenance and move-out; Review sale agreement to determine key deadlines; Emails with realtors regarding units on sale; Update Receiver's report and R&D;	2. 0
Aug 18	Emails with strata manager at 35 Park; Calls and emails with contractors and property manager regarding repairs; Update Receiver's report and R&D schedule; Update master property list; Update appraisal summary; Update rent schedule; Attend unit in-person to conduct inspection and handover keys;	4. 1
Aug 21	Emails with tenants, realtors and strata manager regarding keys; Emails with property manager regarding maintenance; Emails with debtors regarding CRA matters and other requests; Attend 4408 West 3rd in-person to assess window repair; Internal update meeting;	2. 8
Aug 22	Emails with realtor re: sale of properties; Calls with CRA regarding trust exam;	
Aug 23	Internal discussion and calls with creditors regarding 4408 West 3rd; Emails and calls with property manager and window repair contractor regarding repairs; Emails with tenants regarding cleaning, repairs, maintenance and reimbursement;	0. 4
Aug 24	Emails and calls regarding CRA trust examination; Review GST filings and Internal discussion regarding GST returns;	2. 6
Aug 25	Prepare tenancy forms; Prepare CRA claim summary; Review filing materials from buyer of Belmont Properties; Prepare general ledger for GST filings;	1. 0

2.1

Aug 28	Prepare general ledger for GST filings; Calls and emails with property manager and contractors regarding repairs and maintenance; Emails with legal counsel regarding invoices paid by legal counsel; Emails with strata management regarding strata fees; Review court materials from legal counsel;	3.1
Aug 29	Emails with property manager and contractor regarding repairs and maintenance; Internal discussion and emails with former tenants regarding move-out inspection; Emails re marketing report for Cambie properties; Emails re BC Hydro accounts; Update general ledger for GST filings; Emails with legal counsel regarding invoices; Update Receiver's website; Emails with strata manager; Contact locksmith;	2.7
Aug 30	Emails and internal discussion regarding BC Hydro accounts; Emails with realtors regarding access to empty unit; Emails with creditors and former employees; Emails regarding Fortis BC accounts; Emails, calls and internal discussion with counsel regarding empty homes tax; Review court bidding procedure; Review GST liability memo; Update general ledger;	3.3
Aug 31	Internal discussion regarding GST filings; Emails, calls, and discussion regarding BC Hydro activation for untenanted units; Emails with debtors regarding GST and Receiver's report; Emails with tenants; Emails with property manager regarding repairs and maintenance; Update general ledger; Emails and discussion with realtors regarding bidding and court procedure; Review affidavits and bidding procedure documents; Calls and emails with strata management company.	3.8
<b>TOTAL – N. Virmani</b>		<b>61.5 hrs.</b>

<i>Monica Cheung</i>	<i>Description</i>	<b>Hrs.</b>
Aug 2	Prepare payment for invoices; Attend to rent cheques;	0.6
Aug 3	Deposit August rent cheques; update R&D; Mail payments;	0.6
Aug 4	Reconcile R&D; attend to banking matters;	0.7
Aug 10	Reconcile R&D; Deposit rent cheque;	0.4
Aug 11	Call with Prov Govt re Vacancy tax statements;	0.2
Aug 15	Inquire with contractors re window repairs at 4408 West 3rd property;	0.3
Aug 16	Inquire with contractors re window repairs at 4408 West 3rd property; Attend to Dentons invoices;	1.0
Aug 17	Attend to setting up an account with First Service Residential re Strata fees; Call with vendors re window frame repair; Prepare payment for invoices;	0.7
Aug 18	Call with vendors re window frame repair;	0.7
Aug 30	Email to BC Hydro re opening of receivership accounts; Deposit September rent cheques;	0.6
Aug 31	Prepare payment.	0.4
<b>TOTAL –M. Cheung</b>		<b>6.2 hrs.</b>



October 19, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington (collectively, the "Debtor")**

For professional services rendered for the period September 1-30, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	5.0	\$795	\$3,975.00
P. Law, Vice President	15.4	625	9,625.00
V. Chan, Vice President	1.0	625	625.00
M. Lee, Director	19.1	535	10,218.50
N. Virmani, Associate	50.7	435	22,054.50
M. Cheung, Executive Assistant	6.6	195	1,287.00
	<b>97.8</b>		<b>47,785.00</b>
Add: out of pocket expenses			
Mail forwarding			169.12
			<b>47,954.12</b>
Add: GST (5%)			2,397.71
<b>TOTAL INVOICE</b>			<b>\$50,351.83</b>

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#9**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Sep 7	Review of GST legal review; Prep and attend call with Dentons and Fasken re: distribution and taxes;	1.1
Sep 8	Review city of Vancouver tax update; Email to Dentons re: [REDACTED];	0.3
Sep 11	Review condo sale; Review Nicola St. legal arrangements and City of Vancouver taxes; Internal discussion and with Dentons re: [REDACTED];	0.9
Sep 15	Attend to condo sale matters; Review status of W. 3 <sup>rd</sup> property;	0.4
Sep 19	Attend to planning meeting with Hasman and PLW re: pricing approach; Internal discussion re: same;	0.6
Sep 26	Prep and attend update call with Dentons re: [REDACTED]; Review email updates re: sales matters;	0.7
Sep 27	Attend to asset sale; Review and update draft report to PLW; Review strata payments;	0.6
Sep 28	Review correspondence from Earlston; Draft email to Dentons re: [REDACTED].	0.4
<b>TOTAL – A. Tillman</b>		<b>5.0 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Sep 1	Attend to Belmont closing; call and email with P. Pu re: same; attend to strata fees payment, internal discussion; attend to GST filings.	1.1
Sep 5	Review strata payment calculation, discuss payment; attend to listing agreements for additional Cambie condos; call with J. Schultz re: [REDACTED]; review [REDACTED]; internal discussions.	1.5
Sep 6	Attend to sealed bid procedure, email Dentons re: [REDACTED]; internal discussion re: repairs at 4408 W 3rd Ave; review payment to strata.	0.9
Sep 7	Call with J. Schultz, K. Jackson re: [REDACTED]; call with J. Schultz re: [REDACTED]; internal discussions.	1.2
Sep 8	Prepare for and attend in court re: sale of 2 Cambie condos; attend to correspondence re: Belmont Empty Homes Tax; attend to proposed repairs at 4408 W 3rd Ave; attend to correspondence re: development lots on Cambie; internal discussions.	2.5
Sep 11	Attend to offer for 602-5077 Cambie; attend to email from J. Schultz re: [REDACTED]; call with J. Schultz re: [REDACTED]; attend to email from City of Vancouver re: Belmont Empty Homes Tax; internal discussions.	1.6
Sep 12	Review draft R&D, provide comments; attend to counteroffer for 602-5077 Cambie; internal discussions.	0.5
Sep 13	Attend to correspondence re: City of Vancouver Empty Homes Tax for Belmont Lands.	0.3
Sep 14	Attend to email from K. Jackson re: status update; attend to offer for Cambie unit; attend to email from Earlston re: site visit; attend to staging invoice received; internal discussions.	1.3
Sep 15	Attend on site at 4408 W 3rd re: repairs, meeting with realtors; attend to counteroffer for 504-5033 Cambie; call with P. Pu re: status update; internal discussions.	1.6
Sep 19	Attend calls with P. Pu re: 4408 W 3rd; call with P. Pu, M. Hasman, J. Liu re: 4408 W 3rd; attend to emails from Fasken re: Belmont sale; internal discussions.	1.3
Sep 20	Attend to offer on 4491 Cambie; internal discussion.	0.2
Sep 25	Call with M. Hasman re: staging/marketing of 4408 W 3rd; review and sign listing agreement.	0.4

Sep 27	Internal discussion re: UHT, info request from Washington; discuss upcoming court hearings.	0.6
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Sep 28	Execute revised closing certificate for 505 - 5033 Cambie; internal discussions.	0.4
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<b>TOTAL – P. Law</b>		<b>15.4 hrs.</b>
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<u><i>Vicki Chan</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Sep 5	Internal discussions re: GST filings; review CRA guidance;	0.5
Sep 8	Internal discussions re: GST filings; review of CRA guidance and summarize findings.	0.5
<b>TOTAL –V. Chan</b>		<b>1.0 hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Sep 5	Review listing agreements for two strata properties; respond to tenant re end of tenancy; attend to general administrative matters;	0.5
Sep 7	Review invoices and attend to correspondence re same; internal discussion with N. Virmani re various matters; review [REDACTED] from Dentons;	0.8
Sep 8	Attend call with K. Leong re Cambie development properties and email internal correspondence re same;	0.3
Sep 10	Attend call with N. Virmani re house sewage leak;	0.1
Sep 11	Attend calls with K. Leong and L. Fung re listing agreements, offer on 602-5077 Cambie and other matters; review offer and internal discussion re same; attend call with J. Schultz re [REDACTED]; review invoices and correspondence with M. Cheung re same;	1.2
Sep 13	Internal discussion with N. Virmani re various matters; review Oakwyn proposed changes to listing prices; review Dentons email [REDACTED]; email to Oakwyn re notice to end tenancy and attend call with L. Fung re same;	1.0
Sep 14	Review offer on 504-5033 Cambie and correspondence with K. Leong and emails internally re same; review draft correspondence to insurer re sewage leak claim; review strata arrears; email internally re notice to end tenancy; email to Oakwyn re 535 Nicola valuation and email to property manager re photos; attend to email correspondence with Dentons and internally re [REDACTED];	1.3
Sep 15	Attend call with L. Fung re counter-offer on 504-5033 Cambie; attend to email correspondence related to Earlston site visit; Nicola property valuation and GST, among other things; analysis of Nicola property realizations and emails re same;	1.5
Sep 18	Attend call with Aon re flood insurance coverage and internal discussion re same; review invoices for payment; update Receiver's website; email to Dentons re [REDACTED];	0.7
Sep 19	Review notice to end tenancy; attend call with Malcolm Hasman, Jack Liu and Peter Pu re 4408 West 3rd Avenue and 535 Nicola Properties and email correspondence re same; attend call with K. Leong re development properties and other listing matters;	1.1
Sep 20	Email to P. Pu re accepted offer on 504-5033 Cambie;	0.1

Sep 21	Attend call with K. Leong re offer on 4491 Cambie Street and review and comment on same internally; site visit with Earlston at 4408 West 3rd Avenue and attend to internal correspondence re same; attend to discussion with J. Liu re staging and other matters;	2.0
Sep 22	Attend call with P. Pu re 4491 Cambie offer, closing of 505-5033 Cambie and other updates; attend call with K. Leong re 4491 Cambie offer and counter proposal; internal discussion with N. Virmani re underused housing taxes, 4408 W 3rd repairs status, strata fees reconciliation and review of same;	0.8
Sep 25	Attend multiple calls and emails with K. Leong re 4491 Cambie offer and counter strategy and attend to internal discussion re same; attend to correspondence with L. Fung and K. Leong re subject removal and other property matters; email to P. Pu and Dentons re [REDACTED]; attend to correspondence re notice to end tenancy; internal discussion re reporting and general administrative matters; review invoices; draft language to tenant re notice to end tenancy and internal discussion with N. Virmani re same;	1.7
Sep 26	Attend call with J. Schultz and E. Newbery re [REDACTED]; attend to internal discussions re strata fees and receipts and disbursements; review R&D and professional fees and comment on same and update reporting; attend to emails re UHT filings and 4491 Cambie offer; attend to general administrative matters;	2.6
Sep 27	Attend call with K. Leong and P. Pu re 4491 Cambie offer; review counter offer and coordinate execution of same; review and finalize second update report to PLW Investments and circulate same; review draft correspondence to Washington Group re rent and R&D and comment on same;	1.5
Sep 28	Attend call with K. Leong re 4491 Cambie counteroffer; review letter from Earlston re assignment of rents and other matters and draft response for internal comments; email to P. Pu re 4408 W 3rd tenancy and vacancy taxes; attend to internal discussion re underuse housing taxes; R&D, GST and other matters;	1.2
Sep 29	Attend to correspondence re 4408 W 3rd repairs; emails to P. Pu re vacancy taxes and counteroffer on 4491 Cambie; update the Receiver's website and attend to general administrative matters.	0.7
<b>TOTAL –M. Lee</b>		<b>19.1 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Sep 1	Update general ledger and create R&D summary; Emails with debtors regarding GST filings; File GST returns; Emails internally and with counsel regarding [REDACTED]; Prepare empty homes tax calculations for sold properties;	4.0
Sep 5	Prepare calculation of strata fees owing and prepare payment; Internal discussion regarding GST; Emails with Debtors regarding GST; Calls with contractors and property manager; Review tenancy forms related to tenant ending tenancy; Emails from strata manager;	3.3
Sep 6	Calls with property manager and contractors; Emails with tenant regarding repairs;	0.4
Sep 7	Calls with property manager and contractors; Internal meetings and discussions regarding maintenance of properties, tax matters, receivership administration;	1.3
Sep 8	Reconcile rent for September; Review quotation for broken window; Calls with property manager; Prepare analysis on property manager fees; Internal discussion regarding broken window; Review documents related to sale of strata lot;	1.8
Sep 11	Calls and emails with property manager regarding invoices, maintenance and repairs; Emails with tenant regarding move-out; Emails with lender's appraiser regarding access to condo unit; Emails with strata manager regarding access to strata records; Prepare schedule of strata amounts owing; Emails regarding pending offer on condo; Emails regarding vacancy tax;	2.2
Sep 12	Calls and emails with property manager regarding repairs and maintenance; Internal emails and discussion regarding receipts and disbursements schedule; Internal discussion re: notice to end tenancy; Emails regarding rent reconciliation; Internal discussion regarding utilities payments; Review of maintenance invoices;	2.5
Sep 13	Calls with CRA trust examiner; Emails with Debtors and Lenders regarding trust examination; Emails with tenant; Internal discussion regarding all outstanding Receivership matters; Emails with tenants regarding move-out and maintenance; Calls and emails with property manager regarding maintenance and repairs; Update schedule of strata fees owing; Update rent reconciliation;	3.2
Sep 14	Emails to insurer regarding sewage issues at 4491 Cambie St.; Emails and research regarding UHT; Calls and emails with property manager regarding repairs and tenant move-outs; Internal discussion regarding house tours for 4408 West 3rd; Emails with realtors regarding keys, pricing of units for sale;	2.1

Sep 15	Emails with Lender regarding trust examinations and GST; Review and file closing book for 605-5033 Cambie St. sale; Prepare notice to end tenancy for strata unit being sold; Internal discussion regarding UHT;	2.0
Sep 18	Emails with property manager and tenant regarding move-out; Emails regarding notice to end tenancy; Emails with tenant regarding reimbursement for damages; Emails regarding insurance; Review UHT filing information; Emails regarding UHT; Prepare receipts and disbursements schedule;	1.8
Sep 19	Update Receiver's website; Prepare list of repairs to be completed at West 3rd house; Internal discussion and research regarding ending tenancy; Emails with property manager regarding inspections and repairs; Emails with tenants regarding notices; Emails internally and with realtor regarding strata move out fees; Prepare UHT filings;	2.6
Sep 20	Emails regarding site visit with Earlston; Internal discussion regarding tenants; Discussion with property manager regarding access to property and repairs; Research regarding UHT filings;	3.3
Sep 21	Emails regarding status of repairs at 4408 West 3rd; Attend 4408 West 3rd in person with Earlston for walkthrough; Calls with property manager regarding repairs; Emails with tenant regarding maintenance; File and review invoices;	3.8
Sep 22	Emails with contractor and property manager regarding repairs; Email with tenant regarding notices; Review strata fees from strata legal counsel and prepare reconciliation of strata fees; Internal discussion regarding GST; Discussion with realtors regarding access to units and underused housing tax;	2.7
Sep 25	Calls with tenant regarding rent payments; Email with tenant regarding termination of tenancy; Prepare tables for report;	1.0
Sep 26	Prepare tables for report to PLW; Update receipts and disbursement schedule; Internal discussion regarding sale of properties; Call with Dentons regarding [REDACTED]; Prepare strata fee summary; Assist Debtors with upload of CRA trust examination documents;	3.2
Sep 27	Prepare payments for strata fees; Emails with debtors regarding mail; Emails with realtor regarding tenancy agreements; Prepare supporting documents for underused housing tax; Respond to emails from Debtor regarding CRA matters; Emails with counsel regarding [REDACTED]; Prepare Receipts and Disbursements schedule;	5.0

Sep 28	Prepare rent schedule for Debtors; Research and emails related to questions from Debtors regarding tax filings and receivership proceedings; Attend 4408 West 3rd house in-person to review repairs and staging; Emails internally and with property manager regarding 4408 West 3rd; Emails regarding CRA trust examination; Emails regarding stayed properties and obligations regarding the same; Update receipts and disbursements schedule.	4.5
<b>TOTAL – N. Virmani</b>		<b>50.7 hrs.</b>



<u>Monica Cheung</u>	<u>Description</u>	<u>Hrs.</u>
Sep 6	Prepare and mail payment; Deposit rent cheques; update R&D;	0.8
Sep 7	Call with FortisBC re outstanding balance;	0.5
Sep 11	Prepare and mail payments;	0.4
Sep 12	Call with FortisBC re utilities; Email to open receivership account;	0.5
Sep 13	Prepare and mail payments; Deposit rent cheques;	0.6
Sep 20	Attend to mail forwarding matters; prepare payment;	0.4
Sep 21	Call with FortisBC re invoice;	0.1
Sep 25	Update Professional fees summary; Prepare payment;	0.8
Sep 26	Update and reconcile R&D;	0.6
Sep 27	Prepare payment for Strata fees;	0.2
Sep 28	Review invoices and prepare payment; reconcile outstanding invoices with AON; deposit cheques at the bank.	1.7
<b>TOTAL –M. Cheung</b>		<b>6.6 hrs.</b>



November 27, 2023

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington (collectively, the "Debtor")**

For professional services rendered for the period October 1-31, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	4.0	\$795	\$3,180.00
P. Law, Vice President	14.1	625	8,812.50
M. Lee, Director	21.0	535	11,235.00
N. Virmani, Associate	51.2	435	22,272.00
M. Cheung, Executive Assistant	2.8	195	546.00
	<b>93.1</b>		<b>46,045.50</b>

Add: out of pocket expenses

Purchases and maintenance for properties	1,500.87
Website maintenance	575.00
Courier	13.98
Taxi	39.55

2,129.40

48,174.90

Add: GST (5%)

2,408.75

**TOTAL INVOICE**

**\$50,583.65**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#10**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Oct 6	Attend to realtor update with PLW; Review email correspondence with Dentons and Fasken;	0.8
Oct 17	Review draft application materials from Dentons; Draft comments re: same; Internal discussion re: application;	1.1
Oct 19	Review draft report to Court; Draft comments re: same;	1.3
Oct 28	Review Court application updates and responses; Prep for Court hearing.	0.8
<b>TOTAL – A. Tillman</b>		<b>4.0 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Oct 3	Call with P. Pu re: various tax matters, internal discussion re: same; review draft email to D. Martin; email Dentons re: [REDACTED].	0.6
Oct 5	Attend to correspondence from Dentons, realtors; internal discussions.	0.5
Oct 6	Attend call with K. Leong, P. Pu re: listing strategy; review proposed listing price for Cambie condo; internal discussions.	0.6
Oct 10	Attend to correspondence from realtors; internal discussion.	0.3
Oct 11	Review draft fifth report; call with J. Schultz re: [REDACTED]; attend to offer on 4408 W 3rd; internal discussion.	1.6
Oct 12	Email counsel to PLW re: beneficial ownerships for certain properties under the receivership; internal discussions, including re: CRA on site trust exam.	0.8
Oct 13	Review draft NOA and court materials re: sale of 504-5033 Cambie; review draft fifth report; review counteroffer for 4491 Cambie, provide comments; call with J. Liu re: 4408 3rd Ave offer; internal discussions.	2.1
Oct 16	Review and revise draft fifth report; call with M. Hasman re: marketing of 4408 W. 3rd; attend to general correspondence; internal discussion.	0.7
Oct 17	Call with J. Schultz re: [REDACTED]; review draft materials; update draft report; attend to email from realtor; internal discussion.	1.7
Oct 18	Review draft court application materials, provide comments; review draft fifth report.	0.9
Oct 19	Review draft fifth report, provide comments; internal discussions re: same.	1.0
Oct 20	Attend to comments from Dentons on [REDACTED]; finalize report; internal discussion.	1.1
Oct 25	Attend to update from realtor.	0.2
Oct 26	Attend to email from J. Schultz re: [REDACTED]; attend to CRA notice of assessment; internal discussions.	0.4
Oct 27	Calls with J. Schultz re: [REDACTED]; review revised order; internal discussion re: requests from debtors.	0.6

Oct 30	Prepare for and attend court hearing.	0.8
Oct 31	Email debtors' counsel re: Nicola being removed from receivership.	0.2
<b>TOTAL – P. Law</b>		<b>14.1 Hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Oct 4	Internal discussion re various matters; email to A. Arenas re 504-5033 Cambie Street acceptor offer and documentation; attend to general file administration matters;	0.5
Oct 5	Attend to correspondence with K. Leong re offer on 4491 Cambie property; coordinate call with Oakwyn and P. Pu re listing strategies; internal discussions and review re trust examinations, underused housing tax forms and other matters; prepare outline for fifth report of the Receiver;	1.5
Oct 6	Attend call with P. Pu and K. Leong re Cambie development property listing strategies; review Oakwyn's listing strategy for the Cambie condos and attend to internal correspondence re same; attend to internal discussions re UHT filings and review email correspondence from Ana Shao of Washington Group;	1.3
Oct 10	Respond to Oakwyn re 501-5033 Cambie property listing; prepare fifth report of the Receiver and internal discussion re same;	3.2
Oct 11	Prepare fifth report of the Receiver;	1.0
Oct 12	Attend to internal discussion and review re the underused housing tax; attend call with K. Leong re 4491 Cambie offer;	1.0
Oct 13	Review application materials re sale of 504-5033 Cambie Street and comment on same; respond to Oakwyn re counter on 4491 Cambie;	1.0
Oct 16	Review draft court application materials and respond to Dentons re [REDACTED]; update draft fifth report of the Receiver;	1.5
Oct 17	Review UHT applications and internal discussion re various matters; review court application materials;	1.0
Oct 18	Review court application materials and prepare fifth report of the Receiver; review UHT submissions; emails and calls with Oakwyn re listing strategies;	2.8
Oct 19	Prepare draft fifth report of the Receiver; review draft Underused Housing Tax forms and comment on same as well as comment on workbook for sharing with PLW; attend to correspondence with Oakwyn re various listing matters; email to P. Pu re 4491 Cambie and 4215 Cambie properties;	3.5
Oct 20	Finalize fifth report of the Receiver and attend call with Dentons re [REDACTED]; emails to Oakwyn re listings; attend to general administrative matters;	0.9
Oct 25	Internal discussion re UHT returns; review payments;	0.2

Oct 26	Attend call with K. Leong and respond to various listing matters; internal correspondence re trust examination results; review strata payments;	0.3
Oct 27	Attend call with J. Schultz re [REDACTED]; [REDACTED];	1.0
Oct 31	Email to P. Pu re Cambie development properties; internal correspondence re various matters.	0.3
<b>TOTAL –M. Lee</b>		<b>21.0 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Oct 1	Emails with debtors;	0.2
Oct 2	Email with lender and debtor;	0.3
Oct 3	Emails internally and with lender's counsel regarding various tax matters; Emails with debtors regarding tax matters; Emails, calls, and discussions with tenants regarding rent payment; Update rent schedule; Internal discussion regarding vendor payments;	3.1
Oct 4	Review correspondence from strata; Discussion with tenants; Discussion with property manager; Review property listing; Internal discussion and emails regarding contact with Debtors; Calls with CRA regarding trust examination; Update R&D; Send vendor invoices for payment; Prepare underused housing tax filings;	3.9
Oct 5	Update Receiver's website; Internal discussion and emails regarding Debtors; Emails to legal counsel regarding [REDACTED]; Emails with realtors regarding listing strategy; Discussion with property manager regarding keys and unit access; Internal discussion and emails regarding empty homes tax; Call with CRA regarding underused housing tax; Internal discussion regarding Receiver's report and court dates;	3.6
Oct 6	Calls with CRA and review Underused Housing Tax; Emails with Debtors regarding information for CRA trust exam and UHT; Calls and emails with tenants and property manager regarding maintenance; Emails with realtors regarding listing strategy for Cambie Condos;	2.8
Oct 10	Emails with legal counsel, Debtors, Internal, regarding empty homes tax audit; Emails with creditor and creditor's legal counsel regarding tax information; Prepare GST filings; Emails, calls and discussion with tenants, vendors, and property manager regarding maintenance; Emails internally and with realtor regarding closing of strata property sale; Email with tenant regarding move-out date; Prepare Receiver's report;	4.4
Oct 11	Emails with debtors and Dentons regarding UHT and the CRA trust exam; Emails with realtors and tenants regarding move out dates, property sale closing and tenancy agreements; Prepare UHT filings and research regarding the same; Review court materials regarding ownership of properties; Prepare documents for CRA trust exam; Prepare Receiver's report;	4.6



Oct 12	Supervise CRA trust exam and prepare asset listing, ownership, and accounts receivable documents as requested by examiner; Emails with legal counsel regarding [REDACTED]; Prepare UHT filings; Calls with CRA regarding UHT filings; Emails with lender's counsel regarding tax matters; Emails with tenant regarding tenancy;	5.1
Oct 13	Internal discussion regarding staging invoices; Prepare UHT filings; Emails regarding offer on property; Review [REDACTED] from Dentons;	2.1
Oct 16	Review invoices from property manager and contractors; Prepare UHT filings; Internal discussion regarding maintenance;	1.0
Oct 17	Prepare UHT filings for review; Emails regarding staging of condo property; Calls with property manager regarding repairs; Emails with tenants regarding rent and reimbursements; Calls with contractor regarding appliance repair; Internal discussion regarding BC Hydro account; Internal discussion regarding invoices paid; Review receipts and disbursements schedule; Review filing materials; Emails regarding strata fines;	3.8
Oct 18	Internal discussion regarding strata management communications; Emails with tenants regarding maintenance; Review filing materials and upload to Receiver's website; Emails and internal discussion regarding BC Hydro accounts; Review payments to contractors;	1.0
Oct 19	Emails with tenants regarding maintenance; Internal discussion and update of UHT materials; Emails regarding change of closing date for property sale;	1.0
Oct 20	Prepare UHT filing documents; Internal discussion regarding UHT; Calls and internal discussion with property manager regarding changing locks; Review strata documents;	1.1
Oct 23	Emails with Lender regarding UHT; Coordinate filing materials; Review correspondence from Strata;	0.3
Oct 24	Review, finalize and file UHT for all PLW properties;	0.5
Oct 25	Review strata fees to be paid and emails with strata manager regarding fees; Prepare cover letter for UHT filings; Finalize UHT filings;	1.0
Oct 26	File UHT for all Washington owned properties; Prepare for strata fee payments; Emails with realtors; Update Receiver's website; Emails regarding Trust exam;	2.4

Oct 27	Emails with Debtors regarding [REDACTED]; Internal discussion regarding strata fee payments; Prepare receipts and disbursements schedule as well as waterfall analysis to respond to request from Debtors and Lenders; Calls and discussion with property manager and tenants regarding maintenance and repairs; Discussion with tenants regarding rent; Review land title search in response to questions from Debtors; Discussion with legal counsel [REDACTED];	4.3
Oct 30	Update Receiver's website; Emails and discussion with Debtors regarding UHT; Calls with CRA regarding UHT; Emails with realtors regarding Strata fees; Prepare and review payments; Review court orders; Emails with legal counsel regarding [REDACTED];	2.3
Oct 31	Emails with debtor's counsel regarding keys; Emails with debtor regarding UHT and EHT; Calls with property manager and tenant regarding repairs and maintenance; Review payments to be made; Review court materials and discussion about the same; Review communications from strata manager.	2.4
<b>TOTAL – N. Virmani</b>		<b>51.2 Hrs.</b>

<u>Monica Cheung</u>	<u>Description</u>	<u>Hrs.</u>
Oct 3	Deposit rent cheques;	0.4
Oct 12	Deposit rent cheques; update R&D;	0.4
Oct 13	Prepare vendor payments;	0.2
Oct 16	Prepare OSB fees and other vendor payments; Mail payments;	0.5
Oct 17	Email to BC Hydro re activating new account;	0.1
Oct 18	Prepare vendor payments;	0.2
Oct 23	Prepare vendor payments;	0.3
Oct 25	Attend to matters re underused housing tax;	0.3
Oct 31	Prepare and mail payments.	0.4
<b>TOTAL –M. Cheung</b>		<b>2.8 hrs.</b>



January 5, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington (collectively, the "Debtor")**

For professional services rendered for the period November 1-30, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	4.6	\$795	\$3,657.00
P. Law, Vice President	12.6	625	7,875.00
M. Lee, Director	6.9	535	3,691.50
N. Virmani, Associate	26.9	435	11,701.50
M. Cheung, Executive Assistant	1.5	195	292.50
	<b>52.5</b>		<b>27,217.50</b>

Add: out of pocket expenses

Website maintenance	175.00
Postage	6.44
	<b>181.44</b>

27,398.94

Add: GST (5%) **1,369.95**

**TOTAL INVOICE** **\$28,768.89**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#11**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Nov 2	Review and approve condo listing agreements;	0.3
Nov 3	Execute extension agreements; Internal meeting re: distribution analysis;	0.4
Nov 6	Attend update call with Hasman; Review sales results; Internal discussions re: sales efforts and status;	0.8
Nov 7	Review offer for W. 3 <sup>rd</sup> ; Update call with Hasman re: same;	0.5
Nov 8	Attend to W. 3 <sup>rd</sup> sale matters;	0.3
Nov 9	Attend to W. 3 <sup>rd</sup> sale matters; Email to PLW re: same; Call with J. Schulz re: [REDACTED]; Internal discussions re: same;	0.8
Nov 14	Call with Dentons and Realtor re: [REDACTED];	0.4
Nov 20	Review W. 3 <sup>rd</sup> and Cambie condo sales; Receive condo proceeds and execute Certificate;	0.5
Nov 27	Review EHT return request; Internal update call re: reporting;	0.4
Nov 28	Attend to emails with realtors.	0.2
<b>TOTAL – A. Tillman</b>		<b>4.6 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Nov 3	Attend to tenant matters; attend to email from K. Jackson, gather information, email J. Schultz re: [REDACTED]; internal discussions.	1.0
Nov 7	Attend to offer received for 4408 W.3rd; call with realtors re: same; internal discussion.	0.7
Nov 8	Call with P. Pu re: offer on 4408 3rd Ave; call with J. Schultz re: [REDACTED]; provide counteroffer re: 4408 W3rd Ave; internal discussions.	1.1
Nov 9	Attend to counter offer for 4408 3rd Ave, provide further counter; attend to emails re: Earlston and PLW; calls with P. Pu; internal discussion.	1.0
Nov 14	Attend to 4408 W3rd counter offer; call with J. Schultz re: [REDACTED]; attend call with Hasman; internal discussion.	0.8
Nov 15	Attend to call from M. Hasman; attend to Earlston matter; internal discussion.	0.6
Nov 16	Attend to cost allocation for 4408 W. 3rd, call with Dentons re: [REDACTED]; internal discussion.	1.4
Nov 17	Calls with P. Pu re: 4408 W 3rd; call with J. Schultz re: [REDACTED]; internal discussion.	1.2
Nov 27	Attend to general correspondence; call with J. Schultz re: [REDACTED]; attend to emails from M. Gill; internal discussions.	0.6
Nov 28	Attend to correspondence re: court date; internal discussions.	0.3
Nov 29	Review draft Sixth Report, provide comments; attend to correspondence re: 4408 W3rd; internal discussions.	1.5
Nov 30	Review and update draft Sixth report.	2.4
<b>TOTAL – P. Law</b>		<b>12.6 hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Nov 2	Review condo listing extensions agreements and new listing agreements and respond to Oakwyn re same; attend call with L. Fung re listing agreements;	0.5
Nov 3	Attend to internal discussion with N. Virmani re various matters; email to Oakwyn re listing extensions; email to P. Pu re status of various Cambie development properties;	0.5
Nov 6	Attend call with M. Hasman and J. Liu re 4408 West 3rd listing; attend to internal discussion re debtor's request for various information;	0.6
Nov 7	Attend call with L. Fung re winter realtor open house; email to P. Pu re tenancy enquiry	0.3
Nov 8	Review and comment on offer on 4408 W 3rd Ave;	0.2
Nov 9	Update distribution analysis re 835 Eyremount and email to Dentons re [REDACTED];	0.3
Nov 10	Email to Dentons re [REDACTED];	0.1
Nov 14	Attend call with L. Fung re offer on 502-5033 Cambie and comment on same; internal discussion re same; attend call with listing agents for 4408 West 3rd Avenue to discuss strategy;	0.5
Nov 15	Prepare cost allocation related to 4408 W 3rd and email re same; emails to P. Pu re 501-5033 Cambie accepted offer, 504-5033 Cambie closing and 4408 W 3rd offer and strategy; attend to internal discussions re same; attend to general file administration matters;	2.5
Nov 16	Review and revise cost allocation of 4408 West 3rd and attend to emails re same; attend call with P. Pu re 4408 West 3rd offer and strategy; attend to emails re strata units and general file administrative matters;	0.5
Nov 20	Email to Dentons re [REDACTED]; [REDACTED]; email to Dentons re [REDACTED];	0.1
Nov 22	Attend to correspondence with A. Arenas re [REDACTED];	0.2
Nov 27	Emails internally re preparation of various reports and analyses; emails re strata fees and reconciliation of same;	0.5
Nov 28	Attend to internal emails re sale of 4408 West 3rd Avenue.	0.1
<b>TOTAL –M. Lee</b>		<b>6.9 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Nov 1	Calls with tenant, property manager, and contractor regarding repairs;	1.5
Nov 2	Calls with property manager and tenant regarding repairs and research regarding the same; Emails with strata manager; Supporting documents for strata fee payments;	1.0
Nov 3	Internal discussion, calls and emails with property manager regarding repairs; Emails with tenant regarding unpaid strata fine; Emails with tenants;	1.5
Nov 6	Calls and emails with property manager, tenant, and realtors regarding repairs and maintenance; Emails from realtors regarding marketing efforts; Emails with debtors and Receiver's legal counsel regarding EHT; Review condo strata AGM materials;	1.5
Nov 7	Review offer on property; Update asset schedule; Calls and emails with property manager and tenant regarding repairs; Emails with tenant regarding move-out; Internal emails and discussion about tenancy agreement;	1.0
Nov 8	Emails regarding offer on property, empty homes tax, distribution to lender; Calls and emails with tenant and property manager regarding repairs and maintenance; Internal discussion regarding receipts and disbursements schedule; Review of strata bylaws and emails with strata organization regarding tenant move-out; Discussion regarding contractor; Update rent schedule; Update asset schedule;	1.9
Nov 9	Emails and internal discussion regarding maintenance, repairs, and Empty Homes Tax;	0.2
Nov 10	Calls and discussion with property manager and internal emails regarding the same; Review and file invoices from vendors;	0.5
Nov 11	Emails from Debtors; Emails with property manager regarding letter from City regarding 4408 West 3 <sup>rd</sup> .	0.3
Nov 14	Calls and emails with property manager and realtor regarding police access to Belmont Properties;	0.5
Nov 15	Emails and discussion with realtors regarding property transaction closing, keys, tenant move-out; Discussion with property manager regarding invoices; Emails with tenant regarding move-out; Internal discussion regarding sale of property; Internal discussion regarding rent collection;	1.2



Nov 16	Emails and discussion regarding closing of property sale; Discussion with property manager regarding invoices; Emails with realtors regarding marketing activities;	0.6
Nov 17	Prepare payments; Discussion with property manager; Calls with CRA;	1.2
Nov 27	Prepare summary of strata fees; Review strata documents and updates; Emails with tenants; Calls with City of Vancouver regarding empty homes tax; review property tax documents; Prepare Receiver's report;	5.1
Nov 28	Emails with tenant regarding move-out; Prepare Receiver's report; Emails with sales agent and legal counsel regarding [REDACTED]; Emails with debtors regarding property tax and rental income; Emails with legal counsel regarding [REDACTED];	4.5
Nov 29	Calls and discussion with property manager; Emails with tenants regarding move-out; Discussion with sales agent regarding moving closing date; Update Receiver's report; Emails with tenant regarding repairs and maintenance; Review notice of claim from small claims court from debtors; Review payments to be made	3.5
Nov 30	Calls and emails with realtor regarding closing date; Discussion with property manager regarding repairs, maintenance and tenant move-out; Review and update Receiver's report.	0.9
<b>TOTAL – N. Virmani</b>		<b>26.9 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Nov 6	Deposit rent cheques;	0.3
Nov 7	Prepare invoice;	0.3
Nov 10	Attend to payments;	0.1
Nov 16	Prepare vendor payments;	0.4
Nov 20	Deposit cheque;	0.2
Nov 22	Prepare and mail payments.	0.2
<b>TOTAL –M. Cheung</b>		<b>1.5 hrs.</b>





January 15, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington (collectively, the "Debtor")**

For professional services rendered for the period December 1-31, 2023 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	4.3	\$795	\$3,418.50
P. Law, Vice President	17.6	625	11,000.00
M. Lee, Director	0.1	535	53.50
N. Virmani, Associate	20.9	435	9,091.50
M. Cheung, Executive Assistant	2.1	195	409.50
	<b>45.0</b>		<b>23,973.00</b>

Add: GST (5%) 1,198.65

**TOTAL INVOICE** **\$25,171.65**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#12**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Dec 4	Review and update draft report to Court re: sale application;	1.6
Dec 12	Review updated report to Court; Review Court application materials;	0.6
Dec 13	Attend to Court report finalization;	0.6
Dec 15	Review additional application materials and responses; Review additional offers; Internal discussions re: same;	0.8
Dec 18	Internal update re: Court hearing;	0.3
Dec 22	Review realization update to Fasken.	0.4
<b>TOTAL – A. Tillman</b>		<b>4.3 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Dec 1	Update draft report to court; execute addendum re: revised closing date for 504-4963 Cambie; review expenses for payment; internal discussions.	1.0
Dec 4	Update draft report to court; attend to correspondence re: closing of 504-4963 Cambie; internal discussions re: status update.	1.1
Dec 5	Review revised draft sixth report, [REDACTED].	0.6
Dec 6	Review and approve various disbursements; review filed materials from Petitioner; email Fasken re: bankruptcy petition; attend to general correspondence; internal discussion.	1.1
Dec 8	Attend to sale of 504-4963 Cambie, review SOA, email Dentons re: [REDACTED], attend to correspondence from Dentons re: [REDACTED]; internal discussion.	1.0
Dec 11	Review [REDACTED], update report; review draft application materials, provide comments; attend to status of closing of 504-4963 Cambie; internal discussions.	2.6
Dec 12	Finalize Sixth Report to court; attend to email and call from realtor re: 4408 W3rd; internal discussions.	2.1
Dec 13	Attend to offer on 502 - 5077 Cambie, review realtor's comments, email P. Pu re: same; attend to email from Dentons; internal discussion.	0.8
Dec 14	Email Oakwyn re: counteroffer on 502 - 5077 Cambie; call with J. Schultz re: [REDACTED]; attend to filed court materials; attend to sealed bid process, review bids; internal discussions.	2.1
Dec 15	Attend to counteroffer on 502-5077 Cambie, email P. Pu re: same; execute closing certificate for 504-4963 Cambie; internal discussion.	0.5
Dec 18	Attend in court; sign CPS for 501-5033 Cambie and 4408 W3rd; review entered orders; internal discussions.	2.5
Dec 19	Attend to closing matters re: 504-4963 Cambie; call with J. Schultz re: [REDACTED]; attend to disbursements.	1.2
Dec 21	Attend to email from K. Jackson re: PLW distribution, prepare estimate.	0.7
Dec 22	Email K. Jackson re: potential PLW distribution; internal discussion.	0.3

**TOTAL – P. Law****17.6 hrs.**

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Dec 14	Email internally re GST on sale of property.	0.1
<b>TOTAL –M. Lee</b>		<b>0.1 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Dec 1	Review and update report; Discussion with realtors and legal counsel regarding [REDACTED]; Emails with tenants regarding move-out; Collect rent cheques from tenants; Emails with legal counsel and debtors regarding small claims court proceedings; Attend to payments to be made to contractors for repairs and maintenance;	2.5
Dec 4	Emails with realtors regarding sale of property; Internal update discussion; Attend meeting with tenant to collect keys; Complete empty homes tax filing; Internal discussion regarding empty homes tax and emails with legal counsel regarding [REDACTED]; Emails with lender regarding rent payments; Calls and discussion with property manager regarding invoices; Update Receiver's report;	3.2
Dec 5	Coordinate cleaning of formerly tenanted unit; Emails with realtors regarding sale of unit; Calls with property manager regarding repairs and maintenance;	1.5
Dec 6	Review payments to be made to contractors and property manager; Review business license renewal forms; Emails with legal counsel regarding [REDACTED]; Review court materials from lender; Discussion with property manager regarding repairs and maintenance; Internal discussion regarding gas expenditure for property;	1.8
Dec 7	Emails and internal discussion regarding move-out of tenant; Discussion with property manager regarding repairs and maintenance; Update asset listing document;	0.6
Dec 8	Emails and internal discussion regarding strata fees and closing of property sale; Emails with realtor regarding property sale; Discussion with property manager regarding cleaning and de-icing;	0.8
Dec 11	Emails with tenants regarding repairs and maintenance; Calls and emails with realtors regarding closing and listing agreements; Emails and internal discussion regarding filing materials;	0.4
Dec 12	Emails with realtors regarding Strata minutes; Review and file MLS contract extensions; Attend to matters involving past due invoices;	0.3
Dec 13	Calls and discussion with tenants and property manager regarding maintenance and repairs; Review offer received on property and discuss internally; Discussion with tenant regarding rent cheques;	0.5
Dec 14	Renew business licenses; Review court documents; Discuss new offers on properties and review potential recoveries to mortgagees;	1.3
Dec 15	Update Receiver's website and review filing documents;	0.3



Dec 18	Update website; Review court materials; Update internal asset tracker; Discussion with realtors regarding listings; Discussion regarding property sales and maintenance with property manager; Attend to payments for property staging;	2.5
Dec 19	Prepare payments for maintenance and staging; Phone calls with property manager regarding maintenance; Prepare payments for strata fees; Update tenant and asset schedules; Emails regarding statement of account and empty homes tax;	1.5
Dec 21	Emails with tenant regarding tenancy agreement; Review documents from strata organization;	0.7
Dec 22	Review distribution calculation;	0.2
Dec 27	Emails with debtor; Business license renewal and calls with City of Vancouver regarding the same;	0.8
Dec 28	Apply for business license for 4491 Cambie Street; Calls regarding tenant of 501-5077 Cambie St.; Emails and calls with realtor regarding document request from potential buyer;	1.5
Dec 29	Emails with tenant regarding repairs and maintenance.	0.5
<b>TOTAL – N. Virmani</b>		<b>20.9 hrs.</b>

<u>Monica Cheung</u>	<u>Description</u>	<u>Hrs.</u>
Dec 5	Review invoices and prepare payment;	0.3
Dec 6	Deposit rent cheques; Prepare vendor payments;	0.6
Dec 8	Deposit rent cheques;	0.3
Dec 18	Prepare vendor payments;	0.3
Dec 19	Prepare and mail payments;	0.4
Dec 20	Prepare strata fee payment.	0.2
<b>TOTAL –M. Cheung</b>		<b>2.1 hrs.</b>



February 20, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prada Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington (collectively, the "Debtor")**

For professional services rendered for the period January 1-31, 2024 in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	2.9	\$840*	\$2,436.00
P. Law, Vice President	14.0	665*	9,310.00
M. Lee, Director	0.1	535	53.50
N. Virmani, Associate	21.2	435	9,222.00
M. Cheung, Executive Assistant	2.9	195	565.50
	<b>41.1</b>		<b>21,587.00</b>

Add: GST (5%) 1,079.35

**TOTAL INVOICE** **\$22,666.35**

(\*) Rates adjusted effective January 1, 2024.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#13**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jan 9	Attend to condo and Cambie sale updates; Internal discussions re: same;	0.4
Jan 10	Review offers and counter-offer updates;	0.3
Jan 12	Review offers; Internal discussion re: same; Review Fasken inquiries;	0.4
Jan 15	Attend to unit closing documents; Purchase GIC;	0.4
Jan 18	Review application materials and hearing planning; Review EHT planning correspondence and steps;	0.5
Jan 30	Review draft report to Court and sale matters.	0.9
<b>TOTAL – A. Tillman</b>		<b>2.9 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jan 3	Review draft email re: inspection of leased units, provide comments; attend to update email from realtor; internal discussions.	0.5
Jan 4	Attend to email from realtor re: listings; email P. Pu re: same.	0.6
Jan 5	Internal discussion re: Vancouver empty homes tax filing.	0.3
Jan 8	Email P. Pu re: property listings; attend to notice of claim re: 4491 Cambie; internal discussion.	0.5
Jan 9	Attend to offer on 602 -5077 Cambie, email Oakwyn re: counteroffer; call with P. Pu re: property listings; internal discussions.	0.8
Jan 10	Attend to offer on 502-5077 Cambie; attend to counteroffer on 602-5077 Cambie; review disbursements.	0.7
Jan 11	Attend to counteroffers on 502-5077 Cambie, 602-5077 Cambie; extend property listings.	0.8
Jan 12	Attend to counteroffers on 602-5077 Cambie; calls with P. Pu, L. Fung re: same; review and execute accepted offer; review and sign SSOA for sale of 501-5033 Cambie; attend to correspondence from K. Jackson re: estimate realization from real estate; attend to strata payment matters; internal discussions.	2.5
Jan 15	Attend to subject removal of 602-5077 Cambie; attend to GIC purchase for estate funds; internal discussions.	0.8
Jan 16	Execute subject removal for 602-5077 Cambie; call with J. Schultz re: [REDACTED]; attend to emails from Dentons re: [REDACTED]; attend to closing of 501-5033 Cambie; internal discussions.	1.6
Jan 17	Correspondence with Oakwyn re: sale of 602-5077 Cambie; correspondence with Dentons re: [REDACTED].	0.4
Jan 18	Attend to counteroffer for 502-5077 Cambie; review marketing report of 602-5077 Cambie; draft Seventh Report.	1.1
Jan 19	Update draft Seventh Report; attend to correspondence from Oakwyn re: 502-5077.	0.8
Jan 22	Attend to counteroffer for 502-5077 Cambie; correspondence with Oakwyn, secured lender; accept offer.	0.7
Jan 26	Review and sign SSOA and GST certificate for W3rd closing.	0.2

Jan 29	Attend to subject removal of 502-5077 Cambie; draft Seventh Report to court re: approval of same; correspondence with Oakwyn and Dentons re: [REDACTED]; attend call from P. Pu; email P. Pu re: listing of Cambie strata units.	1.0
Jan 30	Finalize Seventh Report to court; correspondence with Dentons re: [REDACTED].	0.5
Jan 31	Review and execute closing certificate for 4408 W3rd.	0.2
<b>TOTAL – P. Law</b>		<b>14.0 hrs.</b>

<u><i>Marianna Lee</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jan 8	Attend call with K. Leong re potential offer and listings strategies for property listings expiring in the near-term.	0.1
<b>TOTAL –M. Lee</b>		<b>0.1 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jan 2	Emails with tenants regarding move-out, repairs and maintenance; Internal discussion and emails regarding listing strategy; Update asset listing;	1.5
Jan 3	Discussion with tenant regarding maintenance and repairs; Review and file UHT documents; Calls and discussion with realtors;	0.8
Jan 4	Emails and internal discussion regarding EHT; Emails with tenants regarding listing of properties; Review realtor's market assessment;	1.0
Jan 5	Attend to matters related to rental cheques with tenant; Research and emails with tenant and technician regarding dishwasher repair; File Empty Homes Tax for property ahead of sale completion; Emails with debtor regarding empty homes tax; Emails with debtor regarding small claims court filing;	1.6
Jan 7	Emails and texts with maintenance technician;	0.1
Jan 8	Emails regarding small claims courts proceedings against debtors; Internal discussion regarding sale of properties; Emails with tenant regarding one-month notice; Review invoices from property manager; Emails with tenant regarding deposit;	1.0
Jan 9	Prepare payments for repairs, maintenance, and staging; Review property sale offers;	0.8
Jan 10	Internal discussion regarding payments and rental cheques; Internal discussion regarding sale of property; Call with realtor regarding sale of property;	0.9
Jan 11	Call with property manager regarding repairs, maintenance, winterization; Emails with legal counsel regarding [REDACTED]; Emails with realtors regarding offers; Calls with tenant regarding winterization; Internal discussion regarding payments; Prepare documents for empty homes tax filing;	1.5
Jan 12	Calls with tenant regarding winterization; Discussion with property manager regarding keys; Emails with realtor regarding property sale and keys; Internal discussion and reconciliation regarding strata fees;	1.0
Jan 15	Emails with realtor regarding access to tenant unit; Emails and internal discussion regarding strata fees; Emails regarding sale of unit;	0.9
Jan 16	Prepare receipts and disbursements schedule for debtors; Emails with lender and tenant; Calls with tenant and property manager regarding repairs;	1.8



Jan 17	Emails regarding the sale of unit; Review and update receipts and disbursements schedule; Review documents related to potential bankruptcy proceeding and emails regarding court date;	1.2
Jan 18	Emails and calls with tenant regarding repairs;	0.2
Jan 19	Emails and discussion regarding sale of unit; Review filing materials for bankruptcy;	0.4
Jan 22	Emails with insurer regarding sale of properties; Internal discussion and review of documents related to sale of property; Update asset listing; Emails with debtors regarding EHT; Prepare strata fee and arrears payments;	1.5
Jan 23	Prepare strata fee schedule and emails regarding the same; Emails internally and with realtor regarding property sale and utility bills; Review correspondence from realtor regarding listing strategy and discuss internally;	1.4
Jan 24	Prepare strata payment and attend to emails regarding the same; Calls and emails regarding underused housing tax filings;	0.7
Jan 25	Emails with realtor regarding sale of properties;	0.2
Jan 29	Prepare and file empty homes tax filings; Prepare documents for property tax filings;	1.3
Jan 30	Review EHT filings; Prepare documents for property tax filings;	0.3
Jan 31	Attend to matters related to business license for rental properties; Emails with legal counsel regarding [REDACTED]; Internal discussion regarding property taxes and research regarding payment; Review documents submitted for EHT evidence to city of Vancouver; Emails with property manager; Emails with debtor regarding property taxes.	1.1

**TOTAL –N. Virmani**

**21.2 hrs.**



<u>Monica Cheung</u>	<u>Description</u>	<u>Hrs.</u>
Jan 2	Deposit rent cheques;	0.3
Jan 4	Prepare vendor payments;	0.1
Jan 8	Deposit rent cheques;	0.2
Jan 10	Prepare vendor payments; Review vendor invoices; Attend to banking matters;	0.9
Jan 15	Deposit rent cheques;	0.2
Jan 23	Attend to closing of utility accounts;	0.4
Jan 24	Prepare and mail payments;	0.3
Jan 31	Prepare index for files related to Vacancy tax.	0.5
<b>TOTAL –M. Cheung</b>		<b>2.9 hrs.</b>



March 25, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period February 1-29, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	2.8	\$840	\$2,352.00
P. Law, Vice President	8.7	665	5,785.50
N. Virmani, Associate	19.9	435	8,656.50
M. Cheung, Executive Assistant	3.0	195	585.00
	<b>34.4</b>		<b>17,379.00</b>

Add: Out of pocket expenses:

Mail forwarding	169.12
Postage	24.42
	<b>193.54</b>

17,572.54

Add: GST (5%) **878.63**

**TOTAL INVOICE** **\$18,451.17**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#14**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Feb 1	Attend to property tax payments and sale matters; Review EHT appeal information and [REDACTED];	0.8
Feb 6	Call with Dentons re: [REDACTED]; Review draft report to PLW;	0.7
Feb 8	Attend update call with Dentons re: [REDACTED]; Emails with Dentons re: [REDACTED]; Review sale updates re: pending Court hearing;	0.9
Feb 9	Review report to PLW; Review asset sales.	0.4
<b>TOTAL – A. Tillman</b>		<b>2.8 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Feb 1	Call with P. Pu re: City of Vancouver property taxes; review property tax payments; internal discussions.	0.3
Feb 5	Attend to disbursements; email Oakwyn re: same; internal discussion re: update report to PLW.	0.5
Feb 6	Review update report to PLW, update and provide comments; attend to listing of 3 strata units, discuss with Oakwyn; call with E. Newbery re: [REDACTED]; internal discussions.	2.6
Feb 7	Attend to listing of 2 Cambie units; email with Oakwyn re: same; review disbursements; call with J. Liu re: Belmont 2022 vacancy tax matter.	0.6
Feb 8	Attend to correspondence and call with Dentons re: [REDACTED]; review information on hand; attend to disbursements.	0.9
Feb 9	Attend to court hearing; execute CPS for superior bid (502-5077 Cambie).	0.5
Feb 12	Review Belmont notice of complaint; attend to online filing of same.	0.7
Feb 13	Attend to closing matters for 4408 W3rd.	0.2
Feb 15	Review CoV's letter re: Belmont Notice of Complaint; attend to correspondence between CoV and Dentons; email Dentons re: [REDACTED]; attend to repairs for 601-5033 Cambie, email and call with H. Abadi re: same; internal discussions.	0.6
Feb 16	Attend to release of deposit to original bidder of 502-5077 Cambie; review and upload letter to CoV re: Belmont EHT Complaint.	0.5
Feb 20	Review disbursements; internal discussions.	0.2
Feb 21	Review disbursements; attend to condo staging matters, review and execute statement of adjustments for 602-5077 Cambie.	0.5
Feb 22	Attend to emails from K. Jackson re: properties, respond accordingly.	0.3
Feb 23	Attend to closing of 602-5077 Cambie; call A. Arenas re: [REDACTED].	0.3
<b>TOTAL – P. Law</b>		<b>8.7 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Feb 1	Calls with city of Vancouver regarding property taxes; Prepare payment for property taxes	1.0
Feb 5	Prepare update report for lenders; Update R&D; Emails with lenders regarding property status updates; Emails with legal counsel regarding [REDACTED];	4.6
Feb 6	Prepare update for lenders; Update R&D; Emails with tenants regarding return of deposit; Review and file invoices to be paid; Emails and discussion with realtors regarding properties to be sold;	4.5
Feb 12	Internal emails regarding keys to units to be sold;	0.2
Feb 15	Emails tenants and realtor regarding spare keys; Emails with tenants regarding rent; Review accepted offer for property sale;	1.9
Feb 16	Emails with tenants and research on residential tenancy act of BC;	0.5
Feb 19	Emails from realtor and property manager;	0.1
Feb 20	File provincial vacancy and speculation tax and attend to emails regarding the same; Emails with realtor regarding staging; Prepare payments to be made for strata fees and maintenance;	2.5
Feb 21	Emails with realtor regarding staging; Discuss with tenant regarding repairs;	0.3
Feb 22	Attend to matters related to business licenses with the City of Vancouver; Internal discussion and emails regarding strata fees and payments;	1.5
Feb 23	Emails with insurers; review documents for closing; Prepare BC vacancy tax declaration and emails regarding the same;	1.7
Feb 26	Internal discussion and emails regarding Fortis BC account;	0.3
Feb 27	Review emails from strata; Emails with legal counsel regarding [REDACTED];	0.3
Feb 28	Emails with debtors regarding speculation and vacancy tax; Emails with legal counsel regarding [REDACTED]; Prepare Receiver's certificate.	0.5
<b>TOTAL –N. Virmani</b>		<b>19.9 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Feb 1	Prepare index for files related to Vacancy tax; Prepare vendor payments including property tax;	1.5
Feb 6	Update professional fee summary;	0.2
Feb 7	Prepare vendor payments;	0.2
Feb 8	Call with BC hydro regarding final invoices;	0.2
Feb 14	Deposit rent cheques; prepare vendor payment;	0.4
Feb 20	Prepare payments;	0.3
Feb 21	Prepare payments.	0.2
<b>TOTAL –M. Cheung</b>		<b>3.0 hrs.</b>



April 12, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period March 1-31, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	0.5	\$840	\$420.00
P. Law, Vice President	3.3	665	2,194.50
N. Virmani, Associate	10.3	435	4,480.50
M. Cheung, Executive Assistant	0.9	195	175.50
	<b>15.0</b>		<b>7,270.50</b>

Add: Out of pocket expenses:

Website maintenance	175.00
Courier	26.40
	<b>201.40</b>

7,471.90

Add: GST (5%) 373.60

**TOTAL INVOICE \$7,845.50**

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#15**  
GST: 83486 3367 RT0001

Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com)



<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Mar 27	Review status of vacancy tax and finalize GIC purchase.	0.5
<b>TOTAL – A. Tillman</b>		<b>0.5 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Mar 8	Discussion re: tenant matters.	0.3
Mar 11	Attend to call from CRA; internal discussion re: disbursements; email L. Fung re: 601-5033 Cambie.	1.0
Mar 14	Attend to closing of 502-5077 Cambie; review strata fees owing; internal discussions.	0.8
Mar 18	Email L. Fung re: listing of 601-5033 Cambie.	0.3
Mar 19	Attend to email from L. Fung re: marketing update and pricing suggestions; email P. Pu re: same; attend to staging credit.	0.5
Mar 26	Attend to update re: repairs for 4491 Cambie.	0.2
Mar 27	Attend to GIC purchase.	0.2
<b>TOTAL – P. Law</b>		<b>3.3 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Mar 8	Emails and calls with tenants regarding access to unit, rent, and return of deposit; Emails with debtor regarding BC vacancy tax;	1.0
Mar 11	Emails with tenant; Calls with property manager; Internal discussion regarding repairs and maintenance; Emails with realtor regarding sale of single family lots;	0.8
Mar 12	Calls with BC gov regarding speculation and vacancy tax;	1.0
Mar 14	Prepare payout statements for two strata lot sales that have closed; Emails with tenant regarding move-out;	3.1
Mar 15	Emails with debtors regarding BC speculation and vacancy tax and GST;	0.3
Mar 18	Fill out authorization form to file BC speculation and vacancy tax on behalf of Edison Washington;	0.5
Mar 19	Email with tenant regarding repairs; Emails with debtor regarding speculation and vacancy tax;	0.2
Mar 20	Email with property manager regarding repairs; Emails with debtor regarding GST filings;	0.3
Mar 21	Calls with BC speculation and vacancy tax office; Emails with debtors regarding BC speculation and vacancy tax; Calls with property manager regarding repairs; Prepare strata payment; Call with legal counsel regarding [REDACTED]; Emails with tenant regarding rent;	1.2
Mar 22	Complete BC Speculation and Vacancy Tax filing;	0.3
Mar 25	Emails with debtor and strata organization regarding mail from Strata; Review weekly activity report from realtors;	0.4
Mar 26	Emails with realtor regarding strata minutes; Emails and calls with tenant and property manager regarding roof leak; Email with tenant regarding appliance maintenance; File GST returns;	0.8
Mar 27	Emails with tenant regarding repairs; and	0.2
Mar 28	Emails regarding tenant move-out.	0.2
<b>TOTAL – N. Virmani</b>		<b>10.3 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Mar 11	Deposit rent cheques;	0.3
Mar 13	Prepare payment;	0.2
Mar 20	Update rent schedule;	0.1
Mar 25	Prepare and mail payment;	0.2
Mar 27	Attend to banking matters.	0.1
<b>TOTAL –M. Cheung</b>		<b>0.9 hrs.</b>



May 16, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period April 1-30, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	2.6	\$840	\$2,184.00
P. Law, Vice President	2.5	665	1,662.50
N. Virmani, Associate	10.5	435	4,567.50
M. Cheung, Executive Assistant	1.7	195	331.50
	<b>17.3</b>		<b>8,745.50</b>

Add: GST (5%) 437.28

**TOTAL INVOICE** **\$9,182.78**

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#16**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Apr 2	Review and execute Receiver certificate;	0.3
Apr 4	Review Cambie offers; Call with Oakwyn re: same; Internal meeting re: replies;	0.5
Apr 8	Execute realtor disclosure documents; Review sales updates;	0.4
Apr 19	Attend to strata fee payment;	0.3
Apr 23	Attend to Cambie St. offer;	0.4
Apr 24	Attend to Cambie offer response; Call with PLW;	0.5
Apr 26	Attend to Cambie offer response.	0.2
<b>TOTAL – A. Tillman</b>		<b>2.6 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Apr 1	Attend to email from K. Jackson; attend to dryer matter at 601-5033 Cambie.	0.1
Apr 2	Attend to correspondence with P. Pu re: listing prices for the remaining condos; internal discussion re: same.	0.2
Apr 4	Attend to offers received on 4215 Cambie; call with K. Leong re: same; discuss with P. Pu; attend to cheque from Dentons re: [REDACTED]; internal discussions.	0.5
Apr 5	Attend to call and correspondence from K. Leong re: 4215 Cambie listing.	0.3
Apr 8	Call with P. Pu re: 4215 Cambie; call with K. Leong re: same; provide instructions on counteroffer.	0.8
Apr 17	Calls with P. Pu, K. Leong re: 4215 Cambie.	0.4
Apr 18	Review and execute extension of listing for 501-5077 Cambie.	0.2
<b>TOTAL – P. Law</b>		<b>2.5 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Apr 1	Emails and discussion with tenant, property manager and appliance repair technician;	1.0
Apr 2	Internal discussion and emails with realtors regarding price adjustment; Messages with appliance technician;	0.4
Apr 3	Emails with realtors and review of closing book;	0.5
Apr 4	Emails and discussion with repair technician and tenant; Review offers received on 4215 Cambie;	0.4
Apr 8	Calls and emails with tenant and appliance technician; Emails with insurance company; Emails internally and with tenant regarding unpaid rent; Emails with Debtor and internal discussion regarding offers received;	1.5
Apr 9	Prepare payment for former tenants; Review RTB regulations for deposit returns; Discussions with property manager and appliance repair technician;	1.6
Apr 10	Review and file UHT assessment; Emails with debtors regarding communications from municipality; Emails and discussion with tenant regarding rent;	0.5
Apr 11	Emails regarding insurance; Review and file invoices to be paid to property manager and for professional fees;	1.0
Apr 12	Prepare payments to property manager; Review and file correspondence from CRA regarding income tax and WorkSafe BC regarding reporting requirements;	0.2
Apr 15	Review correspondence from CRA;	0.2
Apr 16	Correspondence with property manager and appliance technician regarding repairs; Emails from real estate agents;	0.3
Apr 18	Internal discussion and emails with legal counsel regarding [REDACTED];	0.4
Apr 19	Prepare payment for arrears and strata fees; Emails with real estate broker;	1.1
Apr 22	Emails with realtor regarding sale of property; Call with tenant regarding damage to realtor's sign; Internal discussion and emails regarding payment of strata lienable charges;	0.5
Apr 24	Call with tenant regarding cheques and damage to realtor sign; Emails with realtor regarding damage to realtor sign;	0.3



Apr 25	Review strata minutes and circulate to realtors;	0.2
Apr 26	Emails from insurer regarding invoice credits;	0.2
Apr 29	Discussion with tenant regarding rent.	0.2
<b>TOTAL – N. Virmani</b>		<b>10.5 hrs.</b>

<u>Monica Cheung</u>	<u>Description</u>	<u>Hrs.</u>
Apr 1	Deposit rent cheques; update rent schedule;	0.4
Apr 3	Attend to banking matters;	0.2
Apr 10	Prepare payments; Deposit rent cheques;	0.6
Apr 15	Prepare and mail payment;	0.1
Apr 22	Prepare and mail payment.	0.4
<b>TOTAL –M. Cheung</b>		<b>1.7 hrs.</b>





July 17, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period May 1-31, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u><b>A&amp;M Personnel</b></u>	<u><b>Hours</b></u>	<u><b>Rate</b></u>	<u><b>Total</b></u>
A. Tillman, Senior Vice President	4.0	\$840	\$3,360.00
P. Law, Vice President	8.0	665	5,320.00
N. Virmani, Associate	13.0	435	5,655.00
M. Cheung, Executive Assistant	2.3	195	448.50
	<b>27.3</b>		<b>14,783.50</b>
Add: out of pocket expenses			
Postage			2.94
			<b>14,786.44</b>
Add: GST (5%)			739.32
<b>TOTAL INVOICE</b>			<b><u>\$15,525.76</u></b>

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#17**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 3	Review materials for pending Court hearing;	0.3
May 7	Attend to sale update matters; Internal meeting re: same; Review distribution planning and orders;	0.6
May 8	Review secured lender inquiries;	0.3
May 28	Attend meeting with PLW; Internal meeting re: wind-down steps;	1.6
May 29	Review meeting agenda; Internal discussion re: same;	0.3
May 30	Prep and attend meeting with Fasken and Dentons.	0.9
<b>TOTAL – A. Tillman</b>		<b>4.0 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 7	Attend to court order re: PLW distribution; review records and calculate proposed interim distribution; internal discussion re: same; email PLW.	1.2
May 8	Attend to correspondence with P. Pu; review R&D summary and provide requested information to PLW; review staging quote for 601-5033 Cambie; internal discussion.	2.6
May 16	Attend to update from K. Leong re: Cambie lots; call with K. Leong re: listing agreement; internal discussion.	0.5
May 27	Review disbursements; attend to call from P. Pu.	0.3
May 28	Attend meeting with PLW re: next steps; email Faskens, Dentons re: [REDACTED].	1.0
May 29	Consider and prepare agenda for meeting with Fasken, Dentons.	0.9
May 30	Attend to call with Dentons, Fasken re: next steps; call with Oakwyn re: listing strategy; internal discussions.	1.0
May 31	Attend to property tax notices from PLW; attend to listing extensions with Oakwyn, email re: same.	0.5
<b>TOTAL – P. Law</b>		<b>8.0 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 3	Discussion with appliance repair technician regarding dryer in unit and invoicing;	0.2
May 6	Review and file invoices for appliance repair; Emails with realtors;	0.3
May 7	Prepare receipts and disbursements schedule;	1.5
May 8	Prepare receipts and disbursements schedule; Update R&D on ascend, Internal discussion regarding sale of units; Review invoices for staging;	3.2
May 9	Phone call with lender regarding Receiver's accounts; Internal emails regarding summary of professional fees and GIC;	0.8
May 10	Emails with PLW regarding properties;	0.6
May 13	Emails with tenant and discussion with property manager;	0.2
May 14	Emails with tenant;	0.3
May 15	Emails with tenant and messages with property manager;	0.2
May 16	Internal discussion regarding tenant deposit and tenancy regulations;	0.7
May 17	Emails with tenants and with appliance repair technician;	0.5
May 21	Emails and calls with tenant regarding deposit; Internal discussion regarding potential claims and research regarding the same;	1.0
May 22	Prepare payments to property manager, strata, appliance repair; Emails with tenants;	0.7
May 23	Emails regarding payments for strata, appliance repair and property manager;	0.2
May 24	Emails with realtors regarding tenant move-out and clean-up; Prepare payments to vendors;	0.8
May 27	Calls with property manager and emails with realtor; Prepare and review tenancy documents;	0.5
May 29	Attend to matters related to fire safety inspection at strata units; Emails with debtors regarding property taxes; Internal discussion regarding tenants and listing schedule;	0.6
May 30	Internal discussion regarding listing of properties; Emails with realtors and discussion with property manager;	0.3

May 31	Emails with tenant regarding rent; Review cheque for rent; Emails with realtors.	0.4
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<b>TOTAL – N. Virmani</b>		<b>13.0 hrs.</b>
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<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
May 9	Update professional fee summary;	0.4
May 27	Prepare vendor payments; Update professional fee summary;	1.2
May 29	Update Professional fee summary.	0.7
<b>TOTAL –M. Cheung</b>		<b>2.3 hrs.</b>





July 17, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period June 1-30, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u><b>A&amp;M Personnel</b></u>	<u><b>Hours</b></u>	<u><b>Rate</b></u>	<u><b>Total</b></u>
A. Tillman, Senior Vice President	0.7	\$840	\$588.00
P. Law, Vice President	4.3	665	2,859.50
N. Virmani, Associate	4.2	435	1,827.00
M. Cheung, Executive Assistant	1.2	195	234.00
	<b>10.4</b>		<b>5,508.50</b>
Add: out of pocket expenses			
License fees			656.18
			6,164.68
Add: GST (5%)			308.23
<b>TOTAL INVOICE</b>			<b>\$6,472.91</b>

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#18**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u>Anthony Tillman</u>	<u>Description</u>	<u>Hrs.</u>
June 3	Internal meeting re: discharge planning;	0.4
June 26	Attend to City of Vancouver tax payments.	0.3
<b>TOTAL – A. Tillman</b>		<b>0.7 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jun 3	Prepare summary of the status of tenancy, email Dentons, Faskens; consider and draft Eighth Report of Receiver.	2.3
Jun 5	Email Dentons, Fasken re: tenancy agreements; attend to discharge of strata liens; internal discussions.	0.4
Jun 12	Attend call with K. Leong re: marketing update; review and extend listing agreement for 501-5077 Cambie; correspondence with Dentons.	0.5
Jun 13	Attend call with K. Leong re: 4215 Cambie noise complaint; email Dentons re: [REDACTED]; internal discussion.	0.4
Jun 25	Attend to property tax payments.	0.3
Jun 28	Various calls with P. Pu and K. Leong re: property listings.	0.4
<b>TOTAL – P. Law</b>		<b>4.3 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jun 5	Emails with secured lender and internal discussions regarding strata units;	0.3
Jun 10	Emails with realtor regarding access to units;	0.2
Jun 12	Emails with tenants regarding rent;	0.2
Jun 14	Call with tenant and city regarding bylaw complaint; Internal discussion regarding the same;	0.4
Jun 17	GST filings for receivership entities; Review expenses from realtor;	1.0
Jun 18	Review expenses from realtor and submit for payment; Prepare GST filing for entity under receivership;	0.7
Jun 20	Review property tax notices and prepare summary;	0.6
Jun 21	Review AGM materials for strata units.	0.2
Jun 24	Emails and internal discussion regarding property tax;	0.2
Jun 25	Emails and internal discussion regarding property tax;	0.2
Jun 26	Attend to matters regarding property taxes.	0.2
<b>TOTAL – N. Virmani</b>		<b>4.2 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jun 3	Update rent schedule;	0.1
Jun 12	Deposit rent cheque;	0.2
Jun 13	Deposit cheque at the bank	0.2
Jun 19	Prepare and mail payment;	0.2
Jun 24	Attend to property tax matters;	0.2
Jun 26	Prepare payment for property taxes; deposit rent cheques.	0.3
<b>TOTAL –M. Cheung</b>		<b>1.2 hrs.</b>



August 26, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period July 1-31, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	0.2	\$840	\$168.00
P. Law, Vice President	2.4	665	1,596.00
N. Virmani, Associate	16.5	435	7,177.50
M. Cheung, Executive Assistant	0.9	195	175.50
	<b>20.0</b>		<b>9,117.00</b>
Add: out of pocket expenses			
Postage			1.96
			9,118.96
Add: GST (5%)			455.95
<b>TOTAL INVOICE</b>			<b>\$9,574.91</b>

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#19**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u>Anthony Tillman</u>	<u>Description</u>	<u>Hrs.</u>
Jul 30	Review draft letter to tenant.	0.2
<b>TOTAL – A. Tillman</b>		<b>0.2 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 2	Call with K. Leong re: update on property listings.	0.3
Jul 4	Call with J. Schultz re: [REDACTED].	0.3
Jul 9	Attend to email from M. Gill re: vacancy tax status.	0.2
Jul 12	Attend to call with P. Pu; provide information.	0.1
Jul 15	Attend to emails from P. Pu.	0.2
Jul 16	Attend call with Fasken, Dentons re: next steps; attend to email from Fasken.	0.7
Jul 22	Internal discussion re: Cambie lot tenant matter.	0.2
Jul 25	Attend to extension of listing for 501-5077 Cambie Street and 601 & 604 5033 Cambie Street.	0.2
Jul 26	Attend to listing update from Oakwyn; attend to correspondence from K. Leong.	0.2
<b>TOTAL – P. Law</b>		<b>2.4 hrs.</b>



<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 4	Emails with realtors and property manager regarding strata matters; Prepare payments for strata fees;	0.8
Jul 5	Discuss strata fees;	0.2
Jul 8	Emails with Strata regarding strata payments and credits;	0.2
Jul 9	Emails with tenant;	0.2
Jul 10	Calls and messages with property manager regarding repairs; Emails with realtor regarding sale of properties; Prepare court report;	2.0
Jul 11	Calls and messages with property manager regarding repairs; Emails with realtor regarding BC hydro; Prepare court report;	1.5
Jul 12	Emails and discussion with property manager regarding repairs; Internal discussion regarding repairs;	0.4
Jul 15	Emails with strata regarding strata fees; Review tenancy laws;	0.6
Jul 16	Coordinate repairs and maintenance on condo unit and Cambie street home;	2.5
Jul 17	Update R&D; Calls and emails with property manager regarding plumbing issues at 4215 Cambie Street; Review and file invoices for plumbing;	1.3
Jul 18	Internal discussion regarding invoices; Emails with legal counsel regarding [REDACTED]; Update receipts and disbursements;	0.8
Jul 19	Emails with tenant regarding repairs;	0.2
Jul 22	Internal discussion regarding foreclosure and changes to RTA; Email with legal counsel regarding [REDACTED]; Research on RTA and foreclosures; Emails and discussion with property manager regarding repairs;	2.6
Jul 23	Emails regarding professional fees; Attend to matters involving strata fees; Emails with realtors regarding strata meeting minutes;	0.9
Jul 24	Emails with Lender regarding invoices; Calls with property manager regarding plumbing;	0.4
Jul 25	Draft letter to tenant regarding potential foreclosure;	0.7
Jul 28	Discussion with property manager regarding payments;	0.4
Jul 29	Update draft letter to tenant regarding potential foreclosure;	0.3

Jul 30      Emails with strata regarding credits and payments; Emails and  
internal discussion regarding letter to tenant.

0.5

**TOTAL – N. Virmani****16.5 hrs.**

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Jul 3	Deposit rent cheques and update rent schedule;	0.5
Jul 11	Set up BC Hydro account;	0.2
Jul 25	Deposit rent cheque.	0.2
<b>TOTAL –M. Cheung</b>		<b>0.9 hrs.</b>



September 27, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period August 1-31, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	0.6	\$840	\$504.00
P. Law, Vice President	2.3	665	1,529.50
N. Virmani, Associate	4.5	435	1,957.50
M. Cheung, Executive Assistant	1.2	195	234.00
	8.6		4,225.00

Add: GST (5%) 211.25

**TOTAL INVOICE** **\$4,436.25**

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#20**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u>Anthony Tillman</u>	<u>Description</u>	<u>Hrs.</u>
Aug 6	Attend to tenant letter; Call with tenant re: foreclosure	0.6
<b>TOTAL – A. Tillman</b>		<b>0.6 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Aug 1	Attend to calls from K. Leong.	0.4
Aug 2	Call with P. Pu re: 4215 Cambie; call with K. Leong re: same.	0.4
Aug 6	Attend to email from K. Leong; internal discussion.	0.2
Aug 8	Attend to offer and counteroffer on 601-5033 Cambie re: same; call with P. Pu re: same; attend to accepted offer.	0.5
Aug 13	Attend to subject removal of 601-5033 Cambie; email Dentons re: [REDACTED].	0.2
Aug 19	Attend to email from Dentons re: [REDACTED].	0.4
Aug 27	Call with P. Pu; attend to email from K. Leong re: 4491 Cambie; attend to marketing update from Oakwyn, respond accordingly.	0.2
<b>TOTAL – P. Law</b>		<b>2.3 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Aug 2	Internal discussion regarding letter to tenants; Update letter to tenant; Emails with realtors;	0.5
Aug 6	Calls with tenant; Email with tenant and with legal counsel regarding foreclosure;	0.4
Aug 7	Call with tenant regarding rent and foreclosure; Emails with tenant regarding rent;	0.5
Aug 8	Emails with realtors regarding sale of assets;	0.2
Aug 9	Emails with collections agency regarding invoices;	0.2
Aug 15	Calls and emails with tenant regarding rent and foreclosure; Internal discussion regarding utility invoices;	0.3
Aug 16	Emails with tenant regarding rent and maintenance;	0.2
Aug 19	Emails with realtor regarding property sales; Prepare letter to tenant regarding foreclosure;	0.3
Aug 20	Email and letter to tenant regarding potential foreclosure proceedings;	0.3
Aug 21	Review and reconcile rent; Emails with tenants regarding rent;	0.4
Aug 22	Emails with tenants regarding rent;	0.2
Aug 23	Emails with tenant regarding maintenance;	0.2
Aug 27	Emails with tenant regarding maintenance;	0.2
Aug 29	Emails with lender's legal counsel and tenant regarding tenancy;	0.2
Aug 30	Emails with legal counsel regarding [REDACTED]; Call with property manager regarding repairs and invoices.	0.4
<b>TOTAL – N. Virmani</b>		<b>4.5 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Aug 14	Deposit rent cheques;	0.3
Aug 19	Prepare payment;	0.2
Aug 21	Prepare and mail payment;	0.2
Aug 22	Deposit rent cheques; Update rent schedule.	0.5
<b>TOTAL –M. Cheung</b>		<b>1.2 hrs.</b>





October 3, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period September 1-30, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	1.3	\$840	\$1,092.00
P. Law, Vice President	3.3	665	2,194.50
N. Virmani, Associate	7.1	435	3,088.50
M. Cheung, Executive Assistant	1.2	195	234.00
	12.9		6,609.00

Add: GST (5%) 330.45

**TOTAL INVOICE** **\$6,939.45**

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: 842119 – Inv#21  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u>Anthony Tillman</u>	<u>Description</u>	<u>Hrs.</u>
Sep 26	Review application materials and correspondence re: same;	0.5
Sep 27	Review and update Receiver report; [REDACTED].	0.8
<b>TOTAL – A. Tillman</b>		<b>1.3 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Sep 4	Consider and draft report for sale of 601-5033 Cambie.	0.5
Sep 6	Review disbursements; internal discussion.	0.2
Sep 9	Attend to update from Oakwyn.	0.2
Sep 10	Review and execute listing agreement for #505-4963 Cambie.	0.1
Sep 24	Review and sign counteroffer on 505-4963 Cambie.	0.3
Sep 26	Review draft court materials, provide comments; draft eighth receiver's report.	1.8
Sep 27	Attend to filed materials.	0.2
<b>TOTAL – P. Law</b>		<b>3.3 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Sep 3	Emails with property manager regarding invoices;	0.2
Sep 5	Emails with realtor and tenant regarding viewings;	0.2
Sep 6	Prepare payments on behalf of Washington Properties;	0.4
Sep 9	Emails with legal counsel regarding [REDACTED]; Emails from realtor regarding listings;	0.3
Sep 16	Emails with realtor regarding strata documents; Emails regarding vacancy tax audit;	0.5
Sep 17	Emails with debtor regarding vacancy tax audit;	0.2
Sep 18	Calls and emails with tenants; Attend to matters regarding vacancy tax;	0.4
Sep 19	Attend to matters related to vacancy tax and attend calls with the municipality regarding the same; Review and discuss offer received on condo unit; Review draft of Receiver's report;	0.8
Sep 20	Attend to matters related to vacancy tax and attend calls with the municipality regarding the same; Review and discuss offer received on condo unit; Review draft of Receiver's report;	1.0
Sep 23	Prepare documents and attend to matters related to vacancy tax; Emails with realtor regarding strata documents; Update receipts and disbursements schedule; Prepare Receiver's Report;	2.2
Sep 24	Prepare documents and attend to matters related to vacancy tax;	0.6
Sep 25	Prepare Receiver's report.	0.3
<b>TOTAL – N. Virmani</b>		<b>7.1 hrs.</b>

<u><i>Monica Cheung</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Sep 5	Attend to banking matters; Deposit rent cheques and update rent schedule;	0.4
Sep 9	Prepare payment;	0.2
Sep 18	Deposit rent cheque;	0.3
Sep 26	Deposit rent cheque.	0.3
<b>TOTAL –M. Cheung</b>		<b>1.2 hrs.</b>





November 18, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period October 1-31, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	2.7	\$840	\$2,268.00
P. Law, Vice President	2.4	665	1,596.00
N. Virmani, Associate	16.0	435	6,960.00
M. Cheung, Executive Assistant	0.9	195	175.50
	<b>22.0</b>		<b>10,999.50</b>
Add: out of pocket expenses			
Plumbing (4215 Cambie)			366.80
Website maintenance			25.00
Courier			19.87
			<b>411.67</b>
			<b>11,411.17</b>
Add: GST (5%)			<b>570.56</b>
<b>TOTAL INVOICE</b>			<b><u>\$11,981.73</u></b>

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#22**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Oct 2	Attend to finalization of Receiver report;	0.3
Oct 3	Review condo offer status;	0.2
Oct 5	Review condo sale; Email to Dentons and broker;	0.5
Oct 7	Attend to draft report; Review filed materials; Call with broker;	0.8
Oct 8	Attend to Receiver report finalization;	0.2
Oct 11	Attend to Court matters; Review final Order and Dentons update;	0.5
Oct 31	Review legal counsel updates on [REDACTED].	0.2
<b>TOTAL – A. Tillman</b>		<b>2.7 hrs.</b>



<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Oct 2	Finalize Eighth Report of the Receiver.	0.3
Oct 4	Attend to various counter-offers for 504-4963 Cambie; call with Oakwyn re: same.	0.6
Oct 15	Attend to entered orders from Oct 11 hearing.	0.3
Oct 17	Internal discussions re: notice to tenants for unit approved for sale, execute re: same; attend to extension of closing as requested by the buyer.	0.4
Oct 21	Call with K. Leong re: Cambie lots; email P. Pu re: same.	0.5
Oct 24	Review and execute statement of adjustments for 601-5033 Cambie.	0.3
<b>DTOTAL – P. Law</b>		<b>2.4 hrs.</b>



<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Oct 1	Emails and review of property tax notices;	0.5
Oct 2	Emails and calls with tenants regarding rent and maintenance; Review AGM minutes and correspondence from strata;	0.5
Oct 3	Emails with tenant regarding maintenance; Emails with realtor regarding sale of property; Calls and emails with collection agency regarding FortisBC invoices;	0.6
Oct 4	Emails regarding sale of property; Attend to matters regarding collection of rent;	0.2
Oct 7	Emails regarding sale of property; Prepare Receiver's report regarding sale of property and internal discussion regarding the same; Emails with realtor regarding sale of property;	2.3
Oct 8	Prepare documents for court; Attend to matters regarding vacancy tax audit;	1.1
Oct 9	Emails with tenants regarding rent; Update Receiver's website;	0.5
Oct 10	Emails with realtor; Prepare documents for vacancy tax audit; Emails with tenant; Call with City of Vancouver regarding vacancy tax;	0.6
Oct 11	Attend court in-person for sale of condo units and tax matters; Emails with realtor regarding tax matters; Review court materials;	1.4
Oct 15	Prepare documents for end of tenancy; Emails and discussion with realtors regarding orders granted;	1.3
Oct 16	Discussion with property manager regarding repairs and maintenance; Prepare forms for end of tenancy;	0.3
Oct 17	Prepare tenancy forms and attend calls with regulatory body to clarify tenancy regulations; Discuss matters regarding closing of condominium sale with realtors; Emails with Debtor's legal counsel regarding tenants;	1.9
Oct 18	Emails with tenants regarding proceedings; Serve notice to tenant regarding sale of unit in accordance with RTB guidelines; Communications with property manager regarding maintenance;	0.9
Oct 21	Call with plumbing Company regarding invoices; Emails with tenants and attend to matters regarding rent;	0.5
Oct 23	Prepare documents for vacancy tax audit; Prepare GST filings;	0.6
Oct 24	Prepare GST filings; Discussion with legal counsel regarding [REDACTED];	1.1

Oct 25	Emails with tenants and realtor regarding move-out from unit; Prepare documents for Vacancy Tax audit;	1.2
Oct 28	Attend to rent deposits; Emails from realtor regarding closing of sale;	0.3
Oct 29	Emails and discussion with realtor.	0.2
<b>TOTAL – N. Virmani</b>		<b>16.0 hrs.</b>



<u>Monica Cheung</u>	<u>Description</u>	<u>Hrs.</u>
Oct 3	Deposit rent cheque;	0.2
Oct 4	Prepare payment; prepare summary of outstanding invoices;	0.2
Oct 28	Prepare payment;	0.2
Oct 30	Update R&D; Purchase GIC.	0.3
<b>TOTAL –M. Cheung</b>		<b>0.9 hrs.</b>





December 18, 2024

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period November 1-30, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	0.7	\$840	\$588.00
P. Law, Vice President	3.6	665	2,394.00
N. Virmani, Associate	6.8	435	2,958.00
M. Cheung, Executive Assistant	0.7	195	136.50
	<b>11.8</b>		<b>6,076.50</b>

Add: GST (5%) 303.83

**TOTAL INVOICE** **\$6,380.33**

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#23**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u>Anthony Tillman</u>	<u>Description</u>	<u>Hrs.</u>
Nov 4	Attend to file completion call with Dentons; Review email to Dentons re: [REDACTED];	0.5
Nov 15	Review unit sale status.	0.2
<b>TOTAL – A. Tillman</b>		<b>0.7 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Nov 4	Call with J. Schultz re: [REDACTED]; approve disbursements.	0.5
Nov 7	Attend to Belmont vacancy tax appeal determination, email Dentons re: [REDACTED].	0.4
Nov 12	Attend to offer received; attend to extension of listing agreements for Cambie condos.	0.4
Nov 13	Attend to revised offer received, email and call P. Pu re: same.	0.3
Nov 14	Attend to counteroffer; call with L. Fung re: same.	0.4
Nov 15	Call with L. Fung re: counteroffer on 501-5077 Cambie; attend to counteroffer, correspondence with P. Pu re: same.	0.5
Nov 19	Call with J. Schultz re: [REDACTED]; next steps.	0.2
Nov 20	Attend to filed court order re: 4215 Cambie tenants.	0.2
Nov 22	Review disbursements.	0.1
Nov 25	Attend to subject removal for 501-5077 Cambie; email Dentons re: [REDACTED].	0.3
Nov 27	Attend to email from PLW re: administering bids for vessel, email J. Schultz re: [REDACTED].	0.3
<b>TOTAL – P. Law</b>		<b>3.6 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Nov 4	Prepare payments for strata fees; Emails with tenants regarding rent and maintenance;	0.5
Nov 6	Emails with tenant and internal discussion regarding rent and maintenance;	0.6
Nov 12	Emails with realtor regarding strata documents; Emails with Debtor regarding property tax;	0.5
Nov 13	Emails with tenants regarding maintenance;	0.2
Nov 15	Discussion with property manager regarding maintenance; Emails regarding strata insurance;	0.2
Nov 19	Emails with realtor regarding tenant move out and strata documents; Emails with tenant regarding move-out;	0.4
Nov 20	Emails with tenant and property manager to coordinate move-out;	0.6
Nov 21	Emails with tenant and property manager to coordinate move-out;	0.2
Nov 22	Emails with tenants regarding move out and maintenance; Emails with realtor regarding strata documents;	0.9
Nov 25	Prepare documents for vacancy tax audit and calls with municipality regarding the same; Emails regarding vacancy tax audit; Emails with tenant and technician regarding repairs; Prepare strata payments;	2.1
Nov 27	Emails with tenant and property manager regarding move-out;	0.2
Nov 28	Emails with tenant and property manager regarding move-out;	0.2
Nov 29	Emails regarding end of tenancy.	0.2
<b>TOTAL – N. Virmani</b>		<b>6.8 hrs.</b>

<u>Monica Cheung</u>	<u>Description</u>	<u>Hrs.</u>
Nov 4	Deposit rent cheques; update rent schedule; Prepare payments;	0.5
Nov 27	Prepare payment.	0.2
<b>TOTAL –M. Cheung</b>		<b>0.7 hrs.</b>





January 15, 2025

PLW Investments Ltd.  
c/o Alvarez & Marsal Canada Inc.  
902-925 West Georgia Street  
Vancouver, BC V6C 3L2

**Re: 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington, Linda Washington, Lucy Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (collectively, the "Debtor")**

For professional services rendered for the period December 1-31, 2024, in connection with the appointment of Alvarez & Marsal Canada Inc. as Receiver of the real property of the Debtor.

<u>A&amp;M Personnel</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
A. Tillman, Senior Vice President	1.4	\$840	\$1,176.00
P. Law, Vice President	0.3	665	199.50
N. Virmani, Associate	3.0	435	1,305.00
	<b>4.7</b>		<b>2,680.50</b>
Add: out of pocket expenses			
Website maintenance			125.00
Courier			51.01
			<b>176.01</b>
			2,856.51
Add: GST (5%)			142.83
			<b>\$2,999.34</b>
<b>TOTAL INVOICE</b>			<b>\$2,999.34</b>

**Wire Instructions:**

Bank: TD Canada Trust  
Account Name: Alvarez & Marsal Canada ULC  
Swiftcode: TDOMCATTOR  
Bank Address: 55 King Street West  
Toronto, ON M5K 1A2  
Bank Transit #: 10202  
Institution #: 0004  
Account #: 5519970  
Reference #: **842119 – Inv#24**  
GST: 83486 3367 RT0001  
Please send details of your remittance to [treasury@alvarezandmarsal.com](mailto:treasury@alvarezandmarsal.com) and include the reference number above.

**Mailing Instructions:**

Alvarez & Marsal Canada ULC  
Attn: Monica Cheung  
Cathedral Place  
925 West Georgia Street, Suite 902  
Vancouver, B.C. V6C 3L2

<u><i>Anthony Tillman</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Dec 11	Review draft vessel process document; Draft comments re: same;	0.6
Dec 13	Attend to vessel offers and communication of same.	0.8
<b>TOTAL – A. Tillman</b>		<b>1.4 hrs.</b>

<u><i>Pinky Law</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Dec 16	Attend to email and call from realtor re: 4215 Cambie.	0.3
<b>TOTAL – P. Law</b>		<b>0.3 hrs.</b>

<u><i>Nishant Virmani</i></u>	<u><i>Description</i></u>	<u><i>Hrs.</i></u>
Dec 2	Discussion with property agent regarding tenant move-out;	0.2
Dec 3	Emails with tenant and property manager regarding move-out;	0.2
Dec 4	Emails with tenant and property manager regarding move-out;	0.2
Dec 6	Emails with realtor and property manager regarding tenancy and court-process;	0.4
Dec 11	Call with CRA regarding status update; Emails from legal counsel regarding [REDACTED];	0.3
Dec 12	Emails with tenant and real estate agent regarding receivership proceedings;	0.2
Dec 13	Emails with realtors regarding court dates; Emails and review documents related to sale of asset;	0.4
Dec 16	Emails with realtor regarding court date and emails with tenants;	0.2
Dec 18	Correspondence with appliance technician regarding repairs;	0.2
Dec 31	Emails with tenant regarding move-out.	0.7
<b>TOTAL – N. Virmani</b>		<b>3.0 hrs.</b>